



Our intention is to have in-person meetings going forward. For the time being, we will hold the City Committee Meetings, Plan Commission, Council and most others at the Community Room at 933 Michigan Avenue. This in-person location will meet the legal requirement for our open meetings.

We will have a virtual option available, but the technology for the hybrid style meeting may not be reliable all of the time.

Members

- Mayor Wiza
- Alderperson Kneebone
- Commissioner Arntsen
- Commissioner Beacom
- Commissioner Miskowiak
- Commissioner Rice
- Commissioner Schuler

AGENDA

CITY PLAN COMMISSION

Date and Time:	December 2, 2024 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 858 1119 3432
			Passcode: 828056
			<u>By Computer:</u>
			https://us02web.zoom.us/j/85811193432?pwd=xYdWnzBURUINR4x
			<u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

Discussion and Possible Action on:

2. Report of the November 4, 2024 meeting of the City Plan Commission.
3. Public Hearing and action on a request from the City of Stevens Point to adopt the Stevens Point Historic Preservation Plan, consistent with Ch. 22.06(3)(2)(a).
4. Adoption of the Housing Affordability Report for permit year 2023.
5. A request to enter into a Donation Waiver Agreement with the Wisconsin Department of Transportation for a curb ramp replacement project along State Highway 66 and U.S. Highway 10 East.
6. A request to enter into an easement agreement with the Wisconsin Public Service

PLEASE TAKE NOTICE that any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the City Clerk as soon as possible to ensure that a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569 or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481, or by calling (715) 346-1567, during normal business hours.

PLEASE TAKE FURTHER NOTICE that a quorum of the Common Council may be in attendance at this meeting.

Corporation on an unaddressed parcel bounded by County Road HH and Badger Avenue (Parcel ID 281230801340002).

7. July - September 2024 Monthly Report.
8. Director's Report.

Closing Section:

9. Adjourn



Our intention is to have in-person meetings going forward. For the time being, we will hold the City Committee Meetings, Plan Commission, Council and most others at the Community Room at 933 Michigan Avenue. This in-person location will meet the legal requirement for our open meetings.

We will have a virtual option available, but the technology for the hybrid style meeting may not be reliable all of the time.

Members

- Mayor Wiza
- Alderperson Kneebone
- Commissioner Arntsen
- Commissioner Beacom
- Commissioner Miskowiak
- Commissioner Rice
- Commissioner Schuler

MINUTES

CITY PLAN COMMISSION

Date and Time:	November 4, 2024 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 873 0541 9639
			Passcode: 979424
			<u>By Computer:</u>
			https://us02web.zoom.us/j/87305419639?pwd=ryMCXT0jiT7vyNfVnl
			<u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

- Meeting called to order at 6:00PM.
- Members present: Mayor Wiza, Alder Kneebone, Commissioners Arntsen, Beacom, Miskowiak, Rice, Schuler

Discussion and Possible Action on:

2. Report of the October 7, 2024 meeting of the City Plan Commission.

- Background: Report of the October 7th, 2024 meeting of the City Plan Commission was included in the agenda packet.
- Motion: Arntsen moves approval of the report of the October 7, 2024 meeting of the City Plan Commission.
- Second: Miskowiak seconds the motion.
- Discussion: None.
- Vote: Unanimous approval.

PLEASE TAKE NOTICE that any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the City Clerk as soon as possible to ensure that a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569 or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481, or by calling (715) 346-1567, during normal business hours.

PLEASE TAKE FURTHER NOTICE that a quorum of the Common Council may be in attendance at this meeting.

3. Public Hearing and action on a request from the City of Stevens Point to amend the Official Street Map of the City of Stevens Point. Said request renames Lost Creek Road to Forest Creek Road within Lots 1-60 (Parcel ID 281240826400501-281240826400562) of Forest Creek Subdivision.
 - Background: Associate Planner & Zoning Administrator Adam Kuhn presents background information on the Forest Creek Subdivision including the layout and naming of the streets and the implications of similar named roadways, hence the request to rename Lost Creek Road to Forest Creek Road. No change in roadway features is presented. Staff recommends approval.
 - Public Hearing: No comments from the public.
 - Motion: Kneebone moves approval of the request as presented.
 - Second: Miskowiak seconds the motion.
 - Discussion: No further discussion.
 - Vote: Unanimous approval.
4. Public Hearing and action on a request from the City of Stevens Point to amend Chapter 23, Zoning Ordinance, of the Revised Municipal Code of the City of Stevens Point. Said request amends Section 23.04(2) for the purposes of repealing the 'Household Entity Plus' definition and amending the definition of 'Household Entity' as follows:

HOUSEHOLD ENTITY – is an individual, or two or more persons related by blood, marriage, adoption, foster child arrangement, or similar legal relationship and functioning as a single housekeeping entity, or such individual or person plus two individuals and their dependents, not having such similar legal relationship but functioning as a part of the single housekeeping entity. The definition of Household Entity shall not apply to a Tourist Rooming House.

- Background: Wiza presents background information regarding the original definition of Household Entity. Kuhn presents further background regarding the definition and the design of the definition to allow more residents to occupy owner-occupied housing units while minimizing potential negative outcomes, such as excessive noise and vehicle use. Minimal issues have been reported or noticed by City Staff. Staff would recommend approving the changes as presented. Reverting back to previous zoning ordinance may not be quickly followed by constituents.
 - Arntsen asks about the definition of dependents and how the wording of the household entity definition might impact the number of residents living in one household.
 - Rice asks about the quantity of rental stock that would be impacted by the change in definition.
- Public Hearing:
 - Wiza comments that written comments were submitted by John Gardner, Carol Steltenpohl, Gregg Hansel, and others, and provided to the commission.
 - Jane Johnson, 615 Sommers St, comments on the definition of dependents. Johnson further speaks in favor of the change in definition of Household Entity to assist with low quantity of housing stock, and lower housing costs while cohabitating; Johnson comments that this tool is one of many that may need to be implemented to address the housing crisis.

- Deb Knippel, 611 Soo Marie Ave, speaks in favor of the change in definition of Household Entity to allow more residents to live together and share resources. Allowing more flexible living arrangements may allow better use of existing housing, decrease housing costs, and decrease the chance of residents losing housing.
- Marc Christianson, Alder District 1, speaks in favor of the definition change but requests the commission consider the advantage given to homeowners by the original definition be further extended, allowing up to 4 residents to live together in owner-occupied homes and 3 in non-owner-occupied homes.
- Motion: Kneebone moves approval of the amendment as presented.
- Second: Wiza seconds.
- Discussion:
 - Arntsen comments that a need has not been presented that necessitates the change. Arntsen questions if there is additional merit in Christianson's comments, but also reaffirms Kuhn's point that reverting the definition may not be easily enforced. Wiza responds to Arntsen's comments that sincere and significant anecdotal need has been expressed. Arntsen asks how rental rates are determined.
 - Beacom agrees that a change to household entity is overdue. However, changing the definition this way may shift housing towards more rentals. Impact on the housing industry is unclear for landlords.
 - Schuler comments that as presented, the commission does not have enough context or basis to make a formal decision on the matter. Schuler further questions whether a change like this should be applied to certain zoning classifications, such as multifamily areas, rather than single family residential areas.
 - Kuhn further describes that within our occupancy and maintenance code, habitable floor space minimums need to be met in order for residents to live in the unit. Schuler asks how that is enforced; Kuhn answers that he is responsible for that enforcement.
 - Attorney Beveridge addresses Schuler's comments, that the Household Entity definition is applicable solely to single-family residential districts.
 - Arntsen asks how multifamily zoning is administered; if a unit is within a multifamily district, can multiple families inhabit the unit.
 - Kuhn answers that
 - Beveridge further emphasizes his earlier answer.
 - Rice shares a concern on further price escalation, if allowing more residents to live together will further raise housing prices. Rice further asks for Kuhn's input on applying changes to the definition to certain zoning classifications.
 - Kuhn requests more information from the commission, if changes are meant for certain areas then changes to the zoning classification would not result in the desired outcome.
 - Miskowiak shares that he would also need additional information on potential impacts to residential neighborhoods and those concerns need to be addressed.
 - Kneebone shares that the change may help secure additional housing for residents with less income.
 - Miskowiak asks if there are comparable communities that the City could review. Kuhn answers yes, upon initial review Stevens Point was one of the

most restrictive. Other communities generally allowed 3-4 unrelated residents to live together.

- Beacom adds that with a blanket change like this may encourage more rentals. Furthermore, the additional housing supply that has been added to the market may be further impacting rental rates.
- Schuler asks what discussion would happen at Council if the amendment passes Plan Commission, and what the Commission can do to prepare Council. Wiza answers that staff can provide further information prior to council. Schuler requests that if staff can estimate the number of units this policy change would impact.
- Arntsen postulates that the major potential detriment would be to single-family housing stock and neighborhoods. Arntsen asks if it would be feasible to apply this zoning amendment to certain districts, such as R3 and above.
- Kuhn answers that it would be better implemented as a function of single family land use instead of zoning.
- Rice, Arntsen, and Beacom share comments that limiting the language change to certain zoning districts may be beneficial and limit negative effects.
- **Arntsen moves to amend the motion to change the definition of Household Entity to zoning classifications of R3 and above.**
- **Rice seconds the amendment.**
 - Discussion:
 - Kneebone, Arntsen, Wiza comment on the financial difficulty in acquiring home ownership.
 - Schuler seeks clarification on where the amendment would be placed, Wiza answers.
 - Johnson applauds the commission for handling the conversation seriously, and points out that the voice of the potential homeowner is missing from the discussion.
 - Sam Lang, Alder District 9, also applauds the commission, but speaks in opposition of the amendment as it limits the potential benefit for residents.
 - Vote: Wiza no; Kneebone no; Arntsen yes; Beacom yes; Miskowiak no; Rice yes; Schuler, no. **Ayes: 3, Nays: 4, amendment fails.**
- Vote: Wiza yes; Kneebone yes; Arntsen yes; Beacom yes; Miskowiak yes; Rice yes; Schuler yes. **Ayes: 7, Nays: 0, motion passes as presented with clerical changes to the language to be made by staff.**
- Schuler asks for staff to present methods and measures so the city can track the outcomes of the ordinance change on the community.

5. Discussion and possible action on a Clear Zone and Avigation Easement for an unaddressed parcel bounded by State Highway 66 (Parcel ID 281240823230002) and an unaddressed parcel closest to Wellfield Road North (Parcel ID 281240826210001).
 - Background: Director Lemke provides background information about the Clear Zone and Avigation Easement request. Conveyance of the land is being required to be documented in another method.
 - Motion: Rice moves approval of the easement as presented.
 - Second: Miskowiak seconds the motion.
 - Discussion: None.
 - Vote: Unanimous approval.

6. A request to execute a Quit Claim Deed between the City of Stevens Point and the City of Stevens Point Airport for the property located at 4401 State Highway 66 (Parcel ID 281240823230001).
 - Background: Director Lemke presents background information regarding the request and the need to have airport lands under the same ownership for federal tracking and granting purposes.
 - Arntsen requests clarification if the airport could become a private enterprise; Lemke answers no, the request grants more ability to the airport staff to execute planning and development of the airport.
 - Motion: Miskowiak moves approval of the request as presented.
 - Second: Beacom seconds the motion.
 - Discussion: None.
 - Vote: Unanimous approval
7. Discussion only: petition document from the Stevens Point Municipal Airport for state and federal aid.
 - Background: Director Lemke presents background information that the request is the same, but additional content within the resolution to expand access to federal funding opportunities for the airport.
8. Director's Report.
 - Director Kivela provides his first report, included in the agenda packet.
 - Draft Historic Preservation Plan has been prepared by Kuhn and public meeting has been held. Draft is available for viewing.
 - Safe Streets and Roads for All public information meeting was recently held by Kuhn.
 - Highlight of community partnerships.
 - Development updates presented on the Forest Creek Subdivision.
 - TID 14 documents have been submitted to the state.
 - Shopko demolition is complete.
 - Conversation on City Hall location will be proceeding at the next council meeting.
 - New LTE employee will be in place during staff injury recovery.
 - Schuler shares appreciation for the written report.

Closing Section:

9. Adjourn
 - Meeting adjourned at 7:30PM.



MEMORANDUM

To: Plan Commission

From: Adam Kuhn, AICP
Associate Planner / Zoning Administrator

Date: December 2, 2024

RE: Public Hearing - Historic Preservation Plan

Background: For the last 1 ½ years or so, the Historic Preservation / Design Review Commission and I have had active conversations about creating the City's first citywide historic preservation plan. Originally planned to be produced via an outside consultant through the Certified Local Government Grant Program, estimated project costs came around \$55,000 – a project cost that exceeded the amount that the City could receive through the aforementioned grant program. In efforts to be fiscally responsible, the Commission elected to still pursue the creation of a historic preservation plan, but produce it in-house.

As Commissioners recall, a historic preservation plan is a long-range planning document that determines policies and procedures to protect and promote a community's historic resources. One required element of adopting a comprehensive plan is to provide a section on agricultural, natural and cultural resources. This plan will expand the limited scope of the cultural resources element to address the following areas that influence local preservation efforts:

- Surveying Efforts & Priorities
- Local and National District Nominations
- Ordinance Amendments
- Zoning & Development
- Financial Assistance
- Tourism
- Sense of Place
- Education & Advocacy

www.stevenspoint.com

Open Records Rider: The City of Stevens Point is subject to Wisconsin Statutes relating to public records. Communication, such as this document, sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City communication should presume that the communications are subject to release upon request, and to state record retention requirements.

Once adopted, Stevens Point's Historic Preservation Plan is intended to become the basis for our preservation program and is to complement other long-range planning documents (i.e., Comprehensive Plan, Downtown Targeted Area Master Plan, Comprehensive Outdoor and Recreation Plan, etc.).

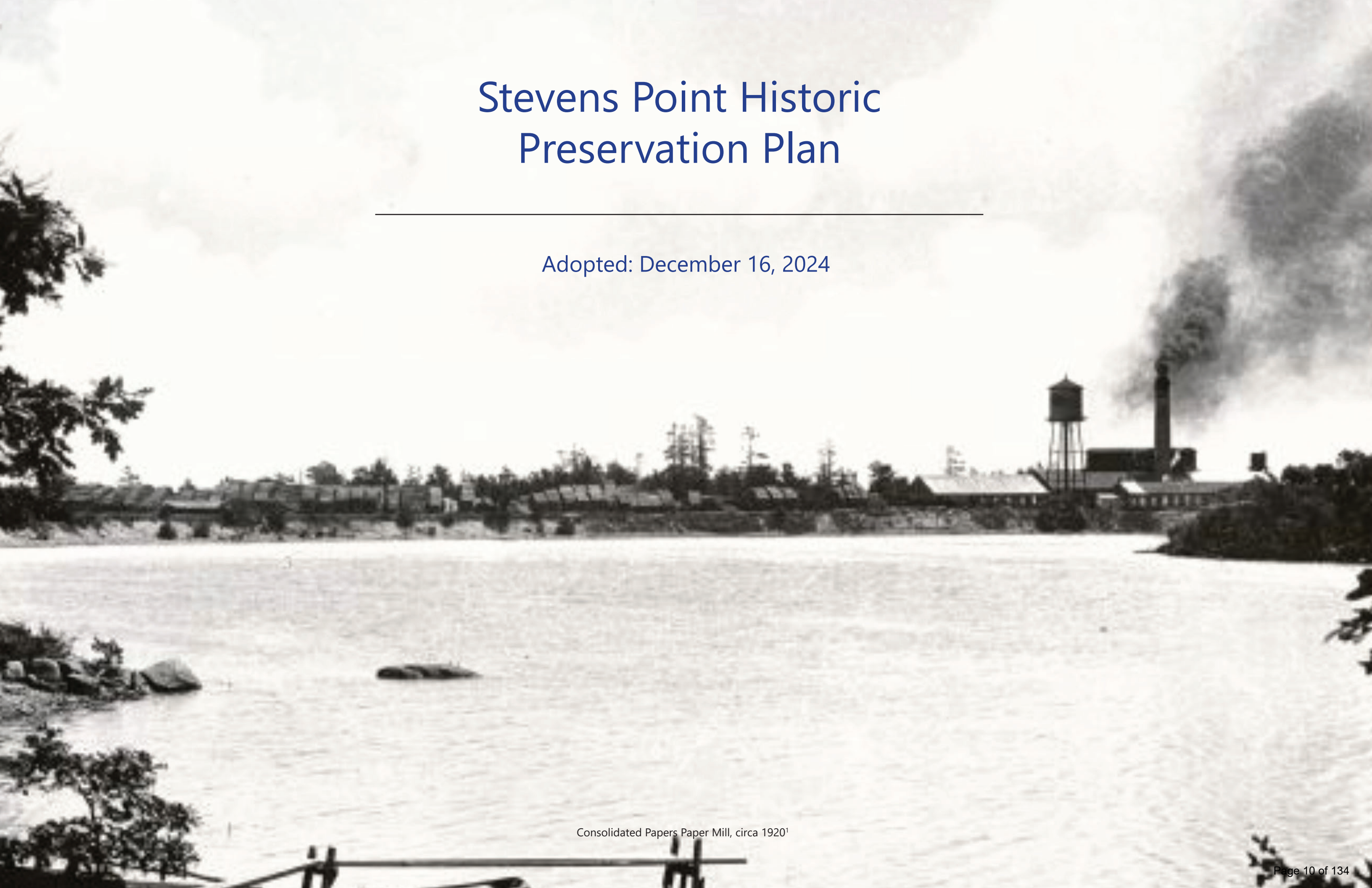
The creation of Stevens Point's Historic Preservation Plan began in December with archival research, data accumulation and one-on-one meetings with preservation stakeholders. Such efforts culminated into the public participatory phase of the planning process this past Spring, which consisted of several community meetings at Mid-State Technical College, a few walking tours of the city's historic neighborhoods, and a public survey. Feedback accumulated through this planning process have been integrated into the creation of the Historic Preservation Plan.

Enclosed in the agenda packet is the proposed planning document under consideration for adoption. This Plan considers changes proposed by the City commissions, residents and other community stakeholders over the last few weeks. The Historic Preservation / Design Review Commission last met on November 25th to consider the Plan, and voted to recommend adoption of the Plan.

Please review the Plan and be prepared to provide feedback. If you have any questions, please do not hesitate to contact me.

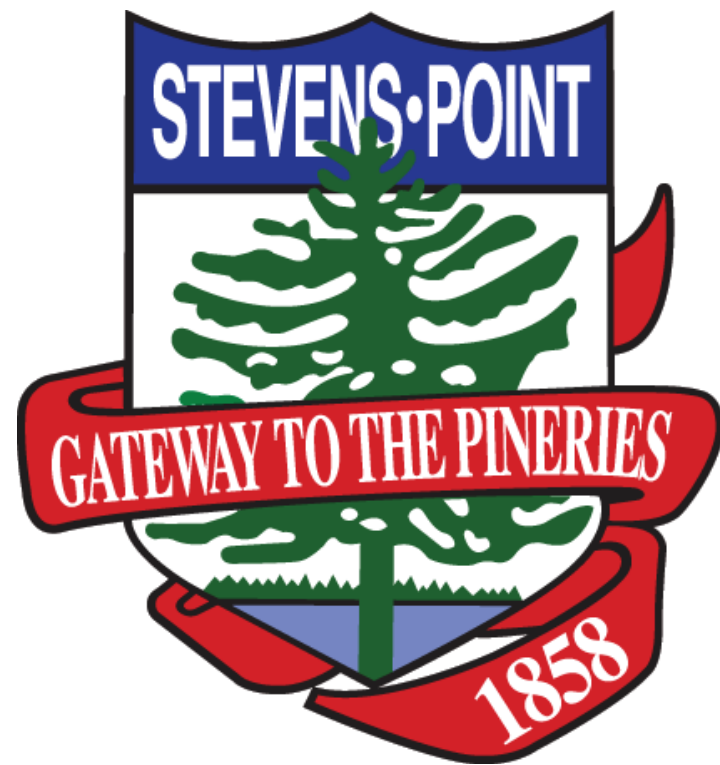
Stevens Point Historic Preservation Plan

Adopted: December 16, 2024



Consolidated Papers Paper Mill, circa 1920¹

Acknowledgements



City of Stevens Point Common Council

Mike Wiza, Mayor
Marc Christianson, District 1
Jacqui Guthrie, District 2
Ginger Keymer, District 3
Lara Broderick, District 4
Allison Birr, District 5
Dale Steinmetz, District 6
Mary Kneebone, District 7
Dean Shuda, District 8
Sam Lang, District 9
Dustin Buse, District 10
Shaun Morrow, District 11

City of Stevens Point Historic Preservation / Design Review Commission

Tim Siebert, Chair
Peter Munck, Vice Chair
Marc Christianson, District 1 Alderperson
Barry Calnan
Janet Jurgella Finn
Erik McFarland
Carol Molepske

City of Stevens Point Plan Commission

Mike Wiza, Mayor
Mary Kneebone, District 7 Alderperson
Pete Arntsen
Mike Beacom
Doug Miskowiak
Matt Rice
Jeff Schuler

City Staff

Adam Kuhn, AICP, Associate Planner / Zoning Administrator

Table of Contents

1. Introduction	8
2. Preservation in Stevens Point	12
3. Stevens Point Historic Inventory	25
4. Social and Ethnic Groups	37
5. Planning Process	45
6. Goals, Objectives & Policies	51
7. Implementation Matrix	75
8. Appendix	103



Grand Opera House, Stevens Point, Wis.



Grand Opera House, circa 1910.²

1. Introduction

"It is said that, at its best, preservation engages the past in a conversation with the present over a mutual concern for the future."³

William Murtagh
First Keeper
National Register of Historic Places

Chapter One: Introduction

Stevens Point's Preservation Plan

The city of Stevens Point has a rich historic and cultural heritage, dating back from the Indigenous population that called Stevens Point home, to the early settlement of the area in the 1840s, and to the historic buildings dotted across our landscape today. As Stevens Point has evolved into a regional economic powerhouse, our historic landscape has evolved. Buildings dating back to the settlement of Stevens Point in the nineteenth century have been demolished for new construction. The streetscape within Stevens Point has changed from the original cobblestone streets serving horses and buggies to the concrete roads that serve automobiles today. The knowledge of historic people and events contributing to Stevens Point's history has diminished with each generation.

Historic preservation is a practice intended to preserve a community's historic resources in several ways. Taken from the City's Historic Preservation Ordinance, historic preservation is designed to:

- a. Accomplish the protection, enhancement, and perpetuation of such improvements, sites, and districts that represent or reflect elements of the city's cultural, social, economic, political, and architectural history.
- b. Safeguard the city's historical and cultural heritage, as embodied and reflected in such historic structures, sites, and districts.
- c. Foster civic pride in the notable accomplishments of the past.
- d. Stabilize and improve property values.
- e. Protect and enhance the city's attractions for residents, tourists, and visitors, and serve as a support and stimulus to business and industry.
- f. Improve and enhance the visual and aesthetic character of the city.
- g. Educate the public regarding the need and desirability of a city's historic preservation program and its enhancement of the quality of life.

Communities across the United States have established their own historic preservation program. While each community tailors their historic preservation program for situations unique to them, the everyday function of community preservation planning is to:

- a. Locate, evaluate, and designate historic buildings, sites, and districts;
- b. Preserve and protect historic resources that a community has designated; and
- c. Preserve and protect undesignated historic resources in a community, such as those with significant architectural or historical significance that contributes to the built environment of a given area.



Portage County Veterans Monument
1516 Church Street

Plan Purpose

Since establishing a Historic Preservation Commission in Stevens Point in the early 1980s, city leaders and advocates have acknowledged the need to establish long-range plans to preserve, protect, and enhance our historic areas. In 2023, the City of Stevens Point began efforts to create this Historic Preservation Plan. This Historic Preservation Plan is a policy document that takes a holistic approach to the community's values to guide future decision-making. It acknowledges that community preservation is more than just buildings and artifacts; it is also about the people who shaped its local history and the places that people – past, present, and future – wish to reside, work, and enjoy.

This Historic Preservation Plan takes an inclusive approach to better guide the administration of Stevens Point's preservation initiatives through its Historic Preservation / Design Review Commission, municipal staff, and community advocates. As such, this document provides policies and actions for the community to address short- and long-term preservation initiatives.

Preservation Plan Objectives

When Stevens Point leaders began creating this Historic Preservation Plan in 2023, several objectives were identified. These objectives include the following:

- a. Understand the historic and cultural resources that contributed to Stevens Point's history and development;
- b. Evaluate the effectiveness and long-term strategy of how the City's Historic Preservation / Design Review Commission regulates improvements on historic buildings and sites;
- c. Determine the need to conduct a new reconnaissance or intensive survey of the city, along with locating priority areas in the city to survey in the future;
- d. Identify interest in designating additional sites and districts locally and on the National Register of Historic Places and prioritize specific areas for future designations;
- e. Determine if the City's Historic Preservation Ordinance is adequate in fulfilling its' Purpose and Intent statement, including the administration of the City's historic preservation program;
- f. Identify potential barriers for property owners to utilize the City's preservation incentive programs, along with creating new incentive programs to cover identified gaps;
- g. Create and expand education, outreach, and advocacy initiatives to bring awareness to the community's historic, social, and cultural resources;
- h. Develop policies for zoning, land use, and streetscape reform to contribute with other plans and initiatives related to economic development, housing, parks and community facilities, transportation accommodations, and revitalizing Downtown Stevens Point;
- i. Connect Stevens Point's historical, social, and cultural heritage with local tourism efforts; and
- j. Create an implementation plan to prioritize identified recommendations and determine partners to fulfill such recommendations.



2. Preservation in Stevens Point

"There are many intangibles which promote quality of life in a city. One of these intangibles is a sense of history, of ties to the past from which the future flows."⁴

The Clark Street Plan
Guidelines for Historic Preservation in Stevens Point, Wisconsin
August 1992

Chapter Two: Preservation in Stevens Point

History of Preservation in Stevens Point

While the City of Stevens Point has been incorporated for more than 160 years, preservation efforts were sparse before the 1950s. The earliest indication of preservation efforts – cultural preservation and not historic preservation -- dates to 1853 in the former Town of Stevens Point. Albert Ellis, a former surveyor in Native American affairs for the Wisconsin Territory, relocated to Stevens Point in 1853.⁵ Key cultural contributions by Albert Ellis include the founding of Stevens Point’s first weekly newspaper, the Wisconsin Pinery, in 1853, and contributing towards the construction of Stevens Point’s first church, an Episcopal Church located at the northeast corner of present-day Church and Clark Street.⁶

Early building and site preservation pales compared to what exists today. However, efforts were made in the late nineteenth and early twentieth century and arose primarily from tragedy. The construction of buildings in the late nineteenth century came at a time when little to no building and fire regulations existed for building construction. As such, numerous examples within present-day Downtown Stevens Point exist where buildings and site improvements have been lost due to fire. The American Hotel, where Main Street connects to the Mathias Mitchell Public Square, was lost due to a fire on December 25, 1854.⁷ With the settlement of Stevens Point’s West Side gaining traction in the 1870s, the first bridge over the Wisconsin River was built in 1867.⁸ This wooden bridge lasted ten years –demolished by a tornado – and was replaced by an iron bridge in 1877. In 1923, a concrete bridge replaced the iron bridge, which was unsalvageable due to a fire.⁹

In 1928, a significant shift in Stevens Point governance occurred when an advisory referendum was approved to change Stevens Point from a mayor-council to a council-manager form of government.¹⁰ An early action of this new council-manager form of government was the creation of a Water Commission, whose role consisted, in part, of preserving public buildings, maps, and other historical documents.¹¹ While a 1936 referendum occurred to transition City governance back to a mayor-council structure, preservation and records collection continued.¹²

Civic participation in preservation efforts began to take hold in the 1950s. In 1952, several Portage County residents worked together to establish the Portage County Historical Society.¹³ Early efforts of the Portage County Historical Society were to amass hundreds of documents, photographs, and artifacts of historical sites across Portage County. Starting in the late 1960s, the Portage County Historical Society began erecting historical markers – many in the exact location of today’s markers. In the 1970s, the Portage County Historical Society began efforts to acquire historical buildings across Portage County for restoration efforts and public enjoyment. The Beth Israel Synagogue, located at 1475 Water Street, was acquired



Wagon Bridge Over the Wisconsin River, circa 1910.¹⁴

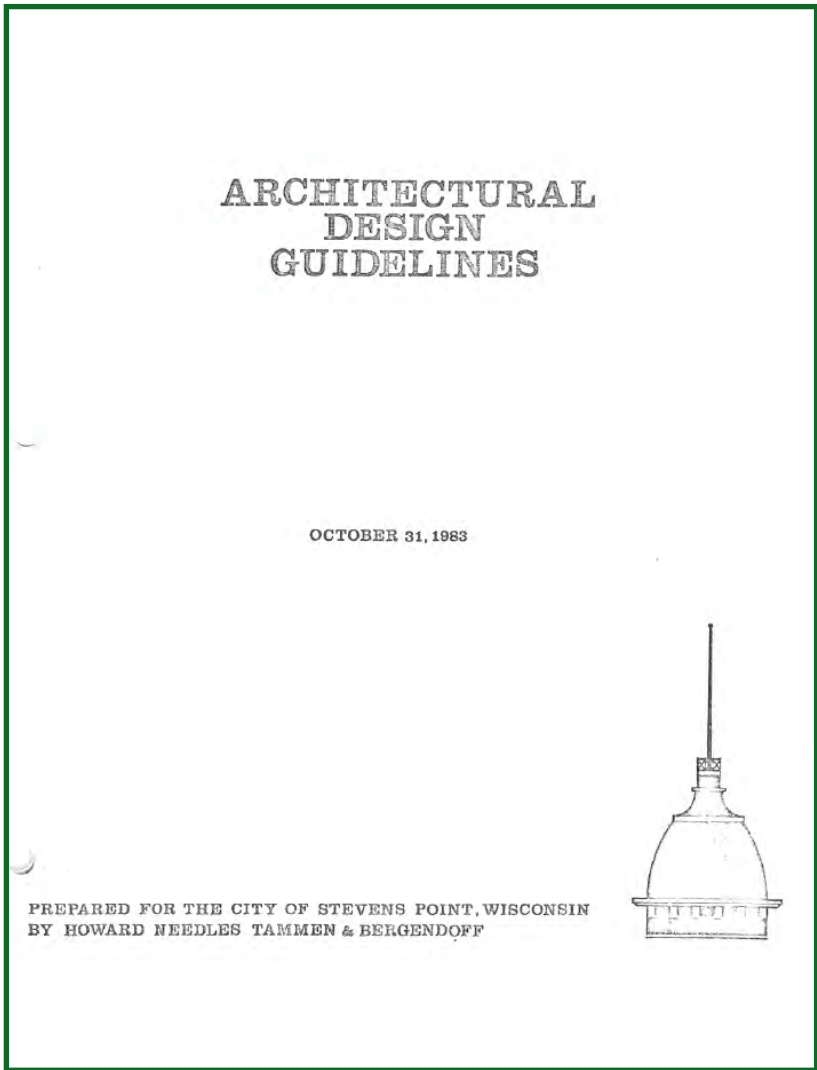
in 1985, and the Historic Fire House No. 2, located at 1949 Strongs Avenue, was acquired in 2001.¹⁵

In the mid- to late-twentieth century, preservation efforts began gaining local and nationwide traction. In 1966, U.S. President Lyndon Johnson signed the National Historic Preservation Act.¹⁶ The National Historic Preservation Act contains many preservation practices that communities across the United States – Stevens Point included – practice today. Such practices include the creation of the National Register of Historic Places, which provides a national listing of properties, buildings, and other site improvements that must be preserved for the common good. Similar efforts took place in 1987 when the Wisconsin Historic Preservation Act was signed into law, which created the Wisconsin State Register of Historic Places and the Wisconsin State Historic Preservation Tax Credit Program.

During the early 1980s, discussions began among City leaders to expand historic preservation initiatives in Stevens Point. In 1983, the Stevens Point Common Council created the City’s Historic Preservation / Design Review Commission and adopted its first Historic Preservation Ordinance. Early actions of the Stevens Point Historic Preservation / Design Review Commission were to create local historic and design review districts, which include the Mathias Mitchell Public Square Historic District, the Clark Street Historic District, and the Downtown Design Review District. With historic and design review districts established, the Commission adopted its first architectural guidelines for building and site improvements within these districts. Lastly, in 1986, the Commission led efforts to designate the Mathias Mitchell Public Square Historic District on the State and National Register of Historic Places. The Mathias Mitchell Public Square Historic District was the sole State and National Historic District located in Stevens Point until 2021 when the Clark Street – Main Street Historic District was designated.

City leaders and preservation stakeholders recognize that while Stevens Point has made significant progress in preserving its historic and cultural heritage, additional efforts are needed. In 2021, the City’s Historic Preservation – Design Review Commission adopted a list of strategic goals to prioritize from 2022 to 2027. One of these strategic goals was to adopt this Community Preservation Plan.

This Community Preservation Plan enables City officials the opportunity to evaluate existing preservation initiatives to determine its effectiveness, identify community stakeholders, determine current and future preservation issues, and develop a series of strategies within this planning document to address short- and long-term preservation planning goals.



Stevens Point Architectural Guidelines
Adopted 1983

Chronology of Preservation Events in Stevens Point

The following provides a timeline of key events that took place in the history of Stevens Point and specific preservation actions undertaken over the last century, courtesy of *Our County Our Story*.¹⁷

- 1839: George Stevens utilizes the ‘point’ of the Wisconsin River (present day Main Street) to launch supply canoes north to present day Wausau, Wisconsin.
- 1844: Andrew Mullarky is the first to claim land within present-day Stevens Point, which was sold to Mathias Mitchell in 1845.
- 1846: The Wisconsin Historical Society was created.
The first saw mill was constructed by William Johnson, located where present day Arlington Place terminates into the Wisconsin River.
- 1847: The first plat was filed, which included land encapsulated by present-day Main Street, Clark Street (originally filed as Clarke Street), First Street and Second Street. The Public Square was dedicated as part of this plat.
The first school was organized, located to the north of the Mathias Mitchell Public Square.
- 1849: The Town of Middleton was formed the early settlement of present-day Downtown Stevens Point. The Township’s name was changed to Stevens Point in 1850.
- 1853: *The Wisconsin Pinery* was founded, the first weekly newspaper in Stevens Point.
The first church was constructed, an Episcopal Church located at the northeast corner of Church Street and Clark Street. The Episcopal Church relocated in 1892 to the northeast corner of Church Street and Ellis Street under the name of the Episcopal Church of the Intercession.



Canadian National Railroad Bridge Over the Wisconsin River¹⁸

- 1858: The Wisconsin Legislature incorporates Stevens Point as a city. William Schofield was elected as the first Mayor of Stevens Point.
- 1866: The first street light constructed at the intersection of Main Street and Second Street.
- 1870: The first Portage County Courthouse was constructed in 1870, which housed City offices.
- 1871: The Wisconsin Central Railroad was completed, connecting Stevens Point with Menasha, Wisconsin. Stevens Point was designated as a divisional headquarters by the Railroad.
- 1874: First City Fire Station was constructed on North Second Street.
- 1876: The first Stevens Point High School was constructed on Clark Street, just east of Church Street and the Episcopal Church of the Intercession.
- 1877: Original charter amended by the Wisconsin Legislature which allowed the City to collect taxes and govern its own schools.
- 1891: First attempt to pave dirt roads with cedar blocks.
- 1893: Vetter Manufacturing Company established.
State Normal School at Stevens Point was established, the first building in present-day University of Wisconsin-Stevens Point.
- 1899: Coye Furniture Company established, later renamed to Joerns Furniture.
- 1904: The first Jewish congregation was formed, and the first synagogue was constructed in 1905.
- 1912: The Hardware Mutual Insurance Company relocated from Berlin, Wisconsin to Stevens Point. The company was renamed to Sentry Insurance in 1971.
- 1928: Referendum adopted to remove the mayor-council form of governance with a council-manager form of governance.
City Water Commission was established, which managed public buildings, along with preserving maps and other historical records.
- 1936: Referendum adopted to dissolve the council-manager form of governance and revert back to a mayor-council structure.
- 1952: Founding of the Portage County Historical Society.
- 1956: Portage County Courthouse was demolished and a new courthouse was built at the same location.
- 1966: President Lyndon Johnson signs into law the National Historic Preservation Act, which created the National Register of Historic Places.



Vetter Manufacturing

- 1983: Stevens Point Common Council creates a Historic Preservation / Design Review Commission and adopts a Historic Preservation Ordinance.
- 1985: Stevens Point becomes a Certified Local Government.
- 1986: Mathias Mitchell Public Square Historic District was listed on the National Register of Historic Places.
- 1987: The Wisconsin Historic Preservation Act was signed into law, which created the Wisconsin State Register of Historic Places and the Wisconsin State Historic Preservation Tax Credit Program.
- 1993: Wisconsin State Legislature adopted Wisconsin Statute 62.23, which requires municipalities to have a local historic preservation ordinance if State Register or National Register properties are located in the community.
- 1999: Wisconsin Act 9 is signed into law, which allows Wisconsin communities to establish comprehensive plans. Of the nine required elements of a comprehensive plan, historic preservation is one element.
- 2011: Citywide Historical Intensive Survey was completed.
- 2021: Clark Street – Main Street Historic District listed on the State and National Register of Historic Places.
- 2024: Historic Preservation Plan initiated.



Beth Israel Synagogue

Preservation Administration in Stevens Point

An integral part of a successful preservation program is clearly noting its administration. City staff within the Community Development Department currently administer the City’s Historic Preservation Ordinance, Design Guidelines and support the Historic Preservation / Design Review Commission. The following provides an overview of how preservation planning is administered in Stevens Point.

Stevens Point Commissions & Boards

Historic Preservation / Design Review Commission

As found within the Stevens Point Historic Preservation Ordinance, the City’s Historic Preservation / Design Review Commission ensures the protection and enhancement of historic sites and districts with historic, social, or cultural significance. The Commission is tasked with reviewing development projects classified as a ‘major work’ per the Commission’s Design Guidelines, considering amendments to the Historic Preservation Ordinance, reviewing projects seeking financial support through the Downtown Façade Improvement Grant Program, and considering educational programming.

Planning Commission

The City’s Planning Commission is tasked with considering revisions to the Stevens Point Zoning Ordinance, and making recommendations on comprehensive and sub-area planning documents.

Redevelopment Authority

As required under Wisconsin Statutes, the Stevens Point Redevelopment Authority leads specific redevelopment initiatives within the city, such as acquiring blighted and underutilized properties. The Redevelopment Authority also has a financial mechanism that provides grants and loans to fund various programs, such as the Neighbor Helping Neighbor Program. The City’s Redevelopment Authority spearheaded recent development projects, such as Great Northern Distilling, and owns multiple properties within the Downtown Design Review District.

Parks Commission

The City’s Parks Commission, and the Parks, Recreation & Forestry Department oversee and manage Stevens Point’s parkland inventory. City parks that make up Stevens Point’s historic inventory include Bukolt Park, Iverson Park, Pfiffner Pioneer Park, Admiral A.W. Grant Park, and Seramur Park.

Board of Public Works

Stevens Point’s Board of Public Works, and the Public Works Department oversee the maintenance of public right-of-way improvements, including streets and light fixtures.



Intersection of Main Street & Third Street



1532 Church Street

Historic Preservation / Design Review Commission’s Design Guidelines

Since the 1980s, the Stevens Point Historic Preservation / Design Review Commission has adopted a guidebook for exterior improvements of historic buildings within a locally-recognized historic district and site. According to the Commission’s Design Guidelines, the purpose of the guidelines are as follows:

These design guidelines are, first and foremost, a resource for property owners, builders, architects, and realtors to use in order to understand the reasons for, the proper methods of, and the overall benefits of historic preservation both to the individual and the community as a whole. A secondary but equally important purpose of this document is to be a guide for the community and HP/DRC to use when evaluating the appropriateness of exterior changes to buildings and new construction proposed within the districts. To that end, the guidelines in this document will convey to the property owner the appropriate methods of improving their property.

The indirect purposes of this guideline document are to foster a continued preservation effort that will protect and enhance the original character of the districts, allow for unique yet compatible changes and new construction, help owners recognize the need for and assist in improving their buildings, and to bolster the overall sense of place and pride in the community.

The Design Guidelines document is divided into a series of sections, each focusing on a specific type of improvement that could occur on a historic building and site. For example, the third section of the Design Guidelines document provides architectural requirements for changes to existing buildings. Changes include exterior wall material, doors and windows, roofs, and paint, to name a few.

Equally important, the Commission’s Design Guidelines categorizes types of improvements based on the needed approvals. Projects classified as general maintenance, such as tuckpointing, do not require any approvals from the City before the project begins. Additionally, various projects are classified as a ‘major work’ and ‘minor work’ as defined below:

Major Works: Major works projects are significant projects, such as new construction and additions, that potentially alter the historic district’s existing appearance. These projects require Historic Preservation / Design Review Commission review.

Minor Works: Minor works projects include general maintenance and simple projects that do not alter the appearance and character of the property. These projects can be reviewed by Community Development Department staff.



Top: Influential Citizens Mural, 1140 Clark Street.
Bottom: Hardware Mutual Insurance Company Building

Financial Resources

The Historic Preservation / Design Review Commission oversees two financial assistance programs.

Downtown Façade Improvement Grant Program

Created in 2012, the Downtown Façade Improvement Grant Program is intended to stimulate improvements to the exterior of downtown commercial or mixed-use buildings that fall within the Tax Incremental Financing District No. 6. Eligible activities include, but are not limited to, storefront restoration, wall treatments, doors and windows, signage and detailing improvement (e.g., light fixtures, awnings, etc.). A maximum of \$30,000 in grant funding can be received so long as the reimbursement does not exceed 40% of eligible project costs. The Downtown Façade Improvement Grant Program has experienced significant usage, in part due to the Program being replenished with \$100,000 in funds annually. The Historic Preservation / Design Review Commission is tasked with approving grant requests.

Reintroducing Filled Window Openings Program

Established in 2023, this grant program is intended to provide financial support to reintroduce window openings previously filled in with brick or other form of façade material. Similar to the Downtown Façade Improvement Grant Program, this Program is eligible for property owners of a historic building that has a filled-in window and falls within the Tax Incremental Financing District No. 6. This Program funds the removal of existing façade material needed to reintroduce a window, along with a new window to place within the historic building opening. As this Program was created last year, no property owners have obtained grant dollars since the adoption of this Plan. The Historic Preservation / Design Review Commission is tasked with approving grant requests.

Besides the above local financial assistance programs, state and federal financial assistance programs exist for owners of historic properties. On the federal level, a 20% income tax credit program – named the Federal Historic Preservation Tax Credit – provides financial assistance to income-producing historic buildings for various exterior building and site improvements. Types of income-producing buildings could include industrial buildings, commercial buildings, or renter-occupied housing. Besides the in-producing requirement, the historic building must either be listed on the National Register of Historic Places in the process of being designated or be classified as contributing to a local historic district that was certified by the National Parks Service. The Federal Historic Preservation Tax Credit Program is administered through state historic preservation offices, and eligible projects must adhere to the Secretary of the Interior’s Standards for Rehabilitation.

A similar program exists in Wisconsin, named the Wisconsin Historic Preservation Tax Credit Program. A 20% tax credit can be obtained for eligible rehabilitation projects on certified historic structures. To be eligible for this tax credit program, the property must be income-producing and must be designated on the National Register of Historic Places – either individually or contributing to a national historic district. Like the Federal Historic Preservation Tax Credit Program, the Wisconsin Historic Preservation Tax Credit Program is administered by the Wisconsin State Historic Preservation Office.

Legal Basis for Preservation Planning

While preservation planning is a relatively new concept within the planning profession, the last fifty years have seen significant regulatory reform at the local, state, and federal levels of government. The following provides a summary of key actions in Stevens Point, Wisconsin, and the United States.

Federal

1. National Historic Preservation Act (NHPA)

The National Historic Preservation Act, signed into law by President Lyndon Johnson in 1966, established critical preservation programs of the National Parks Service. The National Register of Historic Places was created under the NHPA, which identifies, evaluates, and protects districts and sites of national importance. Another significant action of the NHPA was creating the Section 106 review process. Federal agencies under Section 106 must identify and assess if the planned project will impact a historic building when undertaking projects involving federal funds, such as transportation projects.¹⁹

2. Certified Local Government (CLG)

The CLG program, which Stevens Point has been a member of since 1985, allows individual municipalities to collaborate on statewide preservation planning initiatives. The CLG Program is administered on the federal level through the United States Department of Interior. For municipalities to become eligible for CLG status, they must have established a historic preservation commission, adopted a historic preservation ordinance, and have a local program to survey their historic inventory.

State

1. Wisconsin Comprehensive Planning Law

Wisconsin’s Comprehensive Planning Law, established under 1999 Wisconsin Act 9, allows municipalities to create comprehensive plans for their community focusing on specific topic areas. These topic areas, or ‘elements’ as outlined in Act 9, include the following: housing, transportation, community facilities, economic development, utilities, intergovernmental cooperation, land use, and agricultural, natural and historic resources. While preservation planning can be tied under several of the elements above, the most applicable element is the agricultural, natural and historic resources – specifically with this element’s goal to preserve and protect historic, cultural, and archaeological sites identified within a community. Although Act 9 does not explicitly outline the required preservation goals to be identified within a community’s comprehensive plan, municipalities across Wisconsin have taken different approaches. Some communities neglect to reference historic preservation altogether; some acknowledge their historic cultural resources, while others create a preservation plan like this to address community goals in greater detail.

2. Wisconsin Statute 62.23

Wisconsin Statute 62.23, which acknowledges a community’s police powers to administer planning and zoning, also includes a section on historic preservation. Historic preservation is viewed as “an exercise of its zoning and police powers to promote the health, safety and general welfare of the community” that allows a community to regulate historic resources designated locally. Additionally, Wisconsin Statute 62.23 requires any city with a property that is listed on the National Register of Historic Places to adopt a historic preservation ordinance to “regulate, any place, structure or object

with a special character, historical, archaeological or aesthetic interest, or other significant value, for the purpose of preserving the place, structure or object and its significant characteristics.”

3. 2016 Wisconsin Historic Preservation Plan

The Wisconsin State Historic Preservation Office is required to produce a statewide preservation plan every ten years. Last adopted in 2016, the Wisconsin Historic Preservation Plan outlines specific preservation initiatives that should be undertaken on the state level. The 2016 Plan outlines the following goals:

- Develop and implement targeted educational opportunities;
- Increase awareness and support of the value of historic preservation;
- Increase funding sources for historic preservation;
- Cultivate partnerships to advance historic preservation goals; and
- Support and expand digital data and access.²⁰

As a CLG, Stevens Point was allowed to participate in creating the Wisconsin Historic Preservation Plan in the mid-2010s.

Local

1. 2006 Stevens Point Comprehensive Plan

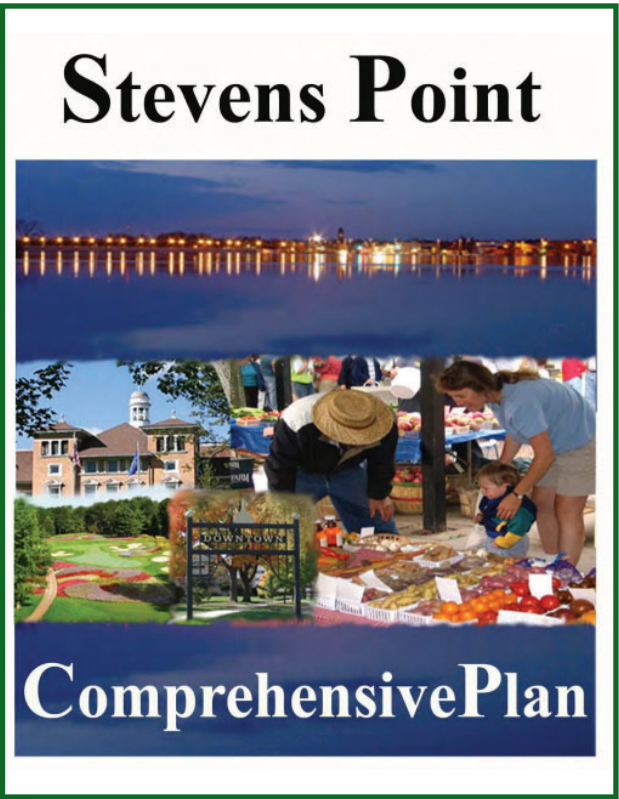
Stevens Point’s Comprehensive Plan, adopted in 2006, is the City’s long-range policy document for various areas, including land use, housing, and transportation. Produced by the City in partnership with the Portage County Planning and Zoning Department, the Stevens Point Comprehensive Plan outlines preservation goals in the following areas:

- Section 1.8: Community Identity and Vision: Goals, Objectives, and Policies.

GOOD LAND USE PLANNING - To work for good balance between the built environment and the natural environment. This includes the promotion of harmonious relationships between urban, fringe area, and rural development. Mixed use development is recommended, while costly urban sprawl is to be avoided. Such planning includes an overall urban development strategy directed at the conservation, rehabilitation, redevelopment, and historic preservation of the existing City with emphasis on the central city, particularly its Central Business District.

- Section 5.3: Cultural Resources.

This Section outlines the history of preservation initiatives, including the creation



of a key theme for future preservation work. This theme uses historic preservation to promote and enhance the Downtown ethos.

- Section 8.3: Land Use Conflicts.

This Section of the City's Comprehensive Plan acknowledges that land use conflicts exist even within built neighborhoods. Conflicts can include the degree of nonconformity with the development standards of the City's Zoning Ordinance, and inappropriate land uses adjacent to one another in conflict with the City's Zoning Ordinance. This Section "encourages good design and historic preservation principles" to reduce land use conflicts within the Downtown area and other portions of Stevens Point that contain historic resources.

2. 1980 Architectural Survey and Historic Preservation Potential Analysis of Central Stevens Point

As a precursor to the City creating its' Historic Preservation / Design Review Commission and adopting its' Historic Preservation Ordinance, City leaders contracted with Pfaller, Herbst and Associates to conduct an architectural survey of buildings and sites within Central Stevens Point. Central Stevens Point includes Downtown Stevens Point, the Clark Street – Main Street Historic District, and the fringe properties on the periphery of the Downtown. The 1980 Architectural Survey represents the first survey conducted in Stevens Point to identify and evaluate its' historic resources. Additionally, the 1980 Survey identified the Downtown and the adjacent residential neighborhood along Clark Street as viable as a local historic district.

3. 1983 Architectural and Historic Building Survey

A second architectural survey of Stevens Point took place in 1983. This survey, conducted at the same time as the City's 1983 Development Guide, was a catalyst to designate the Mathias Mitchell Public Square Historic District on the National Register of Historic Places.

4. Stevens Point 1983 Development Guide

Serving as the predecessor to the City's 2006 Comprehensive Plan, the 1983 Development Guide was one of the first citywide policy documents outlining preservation goals and initiatives to pursue. The following summarizes key preservation goals from the 1983 Plan:

- Explore Historic District Designation - To work with the State Historical Society and local businesses to determine the desirability and feasibility of establishing a historic district along Main Street and the square as recommended in the Pfaller-Herbst Historical Study of 1980.
- Utilize Historic Preservation Financial Aid Programs - To assist downtown merchants in utilizing loan and tax programs available from historic preservation and restoration investments, such programs would include: the Economic Recovery Tax Act of 1981, the Wisconsin Consecutive Easement Act of 1982, and the Federal Tax Treatment Extension Act of 1980.
- Identify Properties of Architectural and Historic Significance - To identify and support measures to preserve, restore, and adapt all architectural and historically significant properties.
- Highlighting these properties as key contributors to the downtown theme.
- A list of such properties would include, at a minimum, the Fox Theater, Kuhl-Gurath House, Sentry Insurance Building, Chilla Building, Grubba Jewelers, the Point Surplus Building, and the

Citizens National Bank.

- The Pfaller-Herbst Study and any subsequent historical studies should be used as a key resource in dealing with this policy statement.
- To support the identification/placement of eligible properties on the National Register of Historic Places.
- Historic Markers and Monuments - Develop a plan for the location of markers, interpretative features, displays, and monuments relevant to the area's heritage in the downtown and riverfront zone. This plan would include arrangements for financing such improvements from sources other than the local tax levy.
- Landmarks Ordinance and Commission - To pursue the creation of a Landmarks Ordinance, which would be a formal vehicle for dealing with historic preservation programs in the City. A Landmarks Ordinance and Commission are necessary to be eligible for certain financial incentives. The representation of downtown business interests should be a major factor in selecting the membership of such a commission.

Most of the above goals have been completed.

5. Stevens Point Historic Preservation Ordinance

In 1983, the Stevens Point Common Council adopted its Historic Preservation Ordinance. The Historic Preservation Ordinance outlines the purpose and intent of preservation planning in Stevens Point, the process of designating historic districts and sites, and establishes the duties and responsibilities of the Historic Preservation / Design Review Commission and City staff in administering the Ordinance.



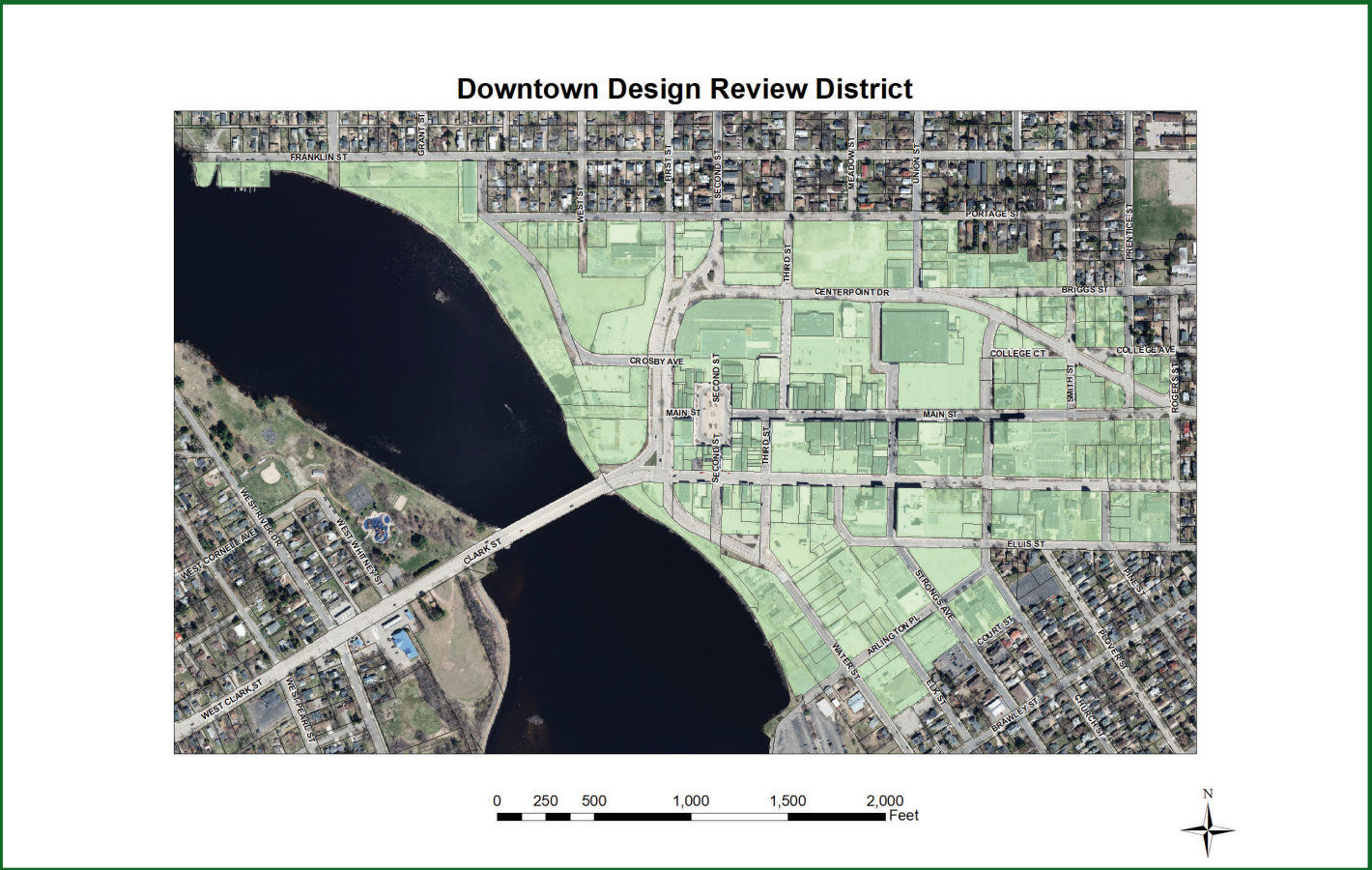
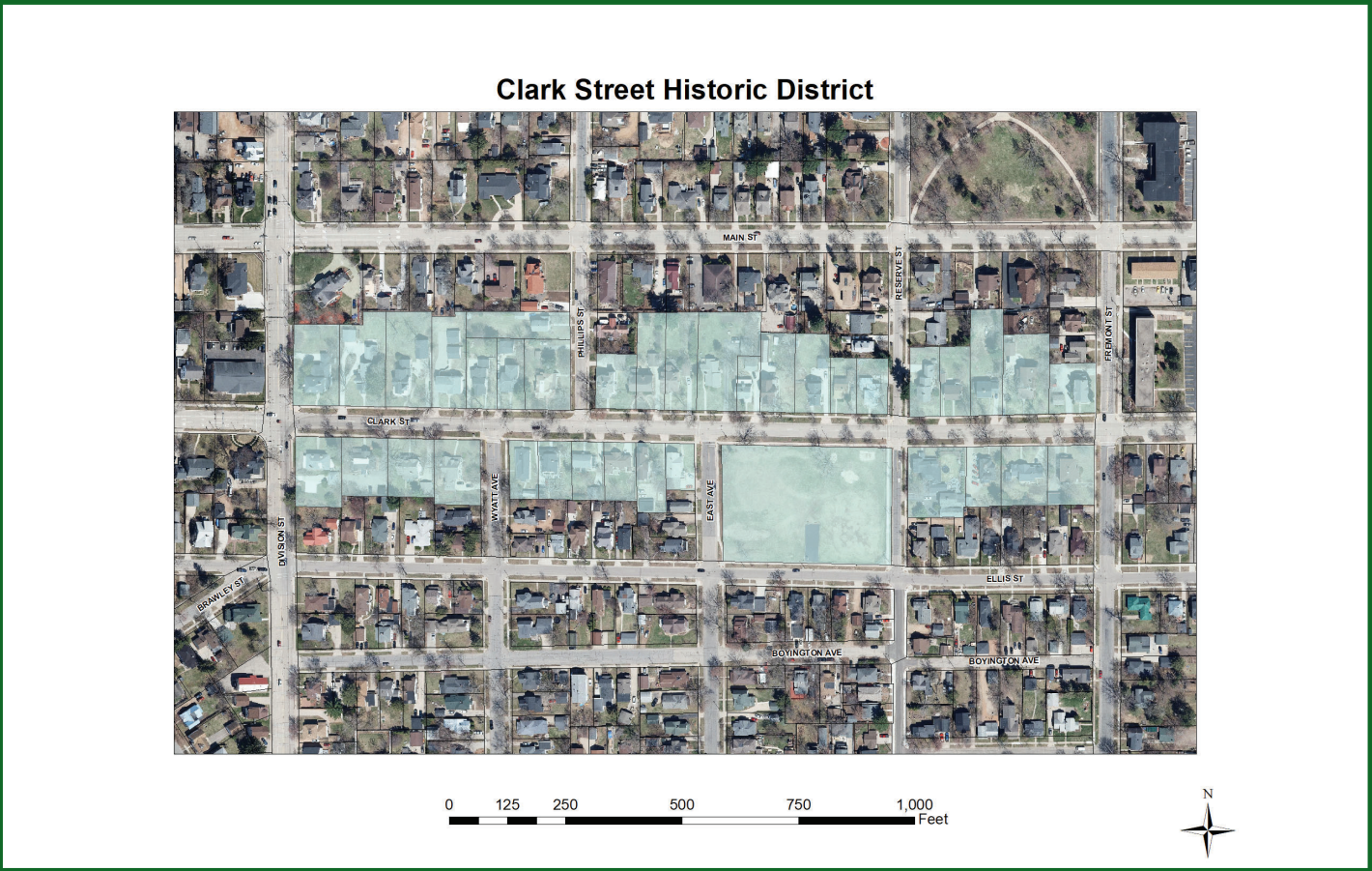
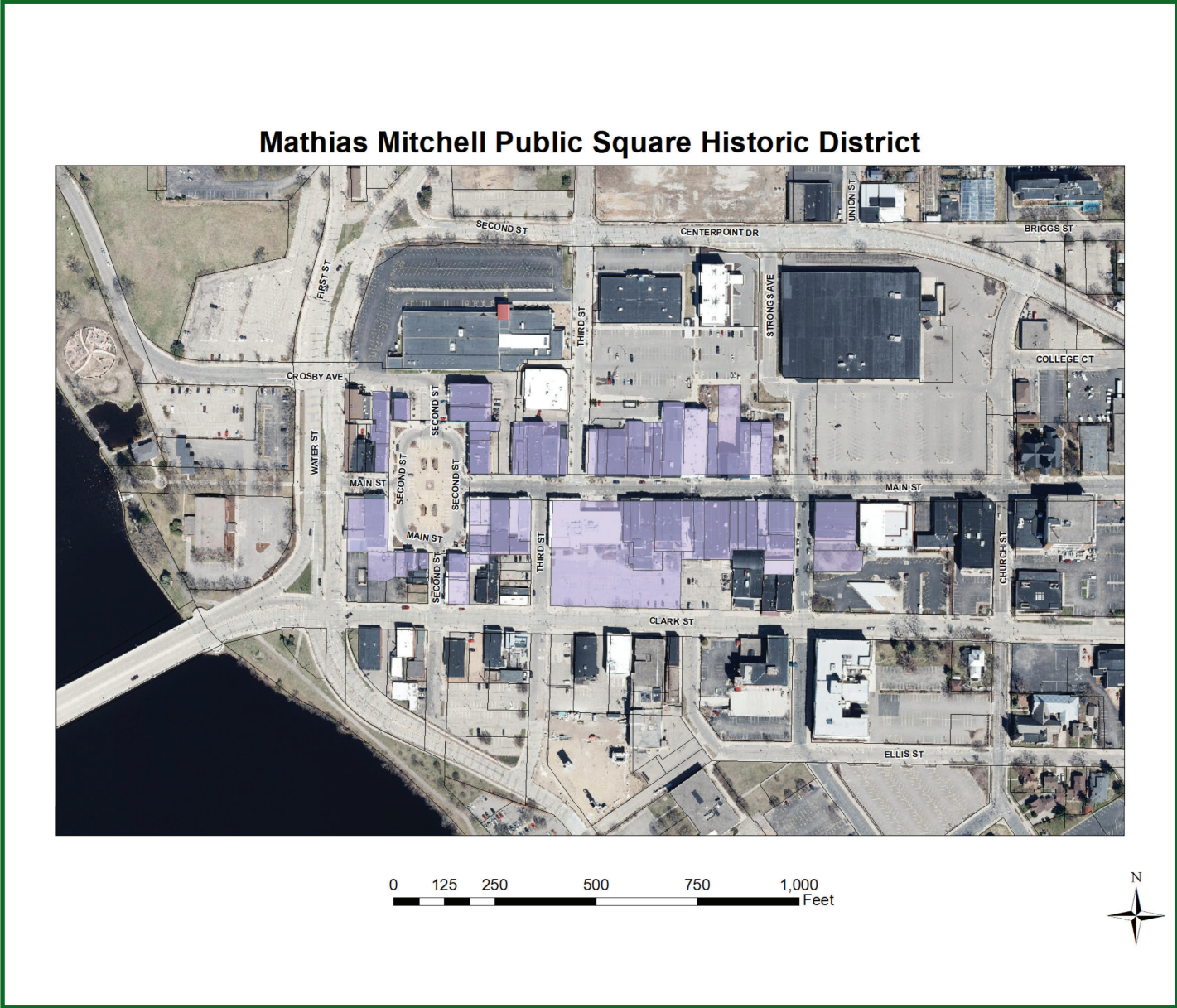
4. Stevens Point's Historic Inventory

"We shape our buildings; thereafter, our buildings shape us."^{21, 22}

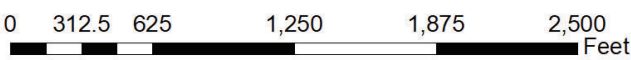
Winston Churchill
Speech to the House of Lords
October 28, 1943

Local Historic Districts & Landmark Properties

The City of Stevens Point is home to three locally designated historic districts, along with 26 buildings individually recognized as a local landmark. This section highlights the locations of these locally recognized historic areas.



Local Landmark Sites

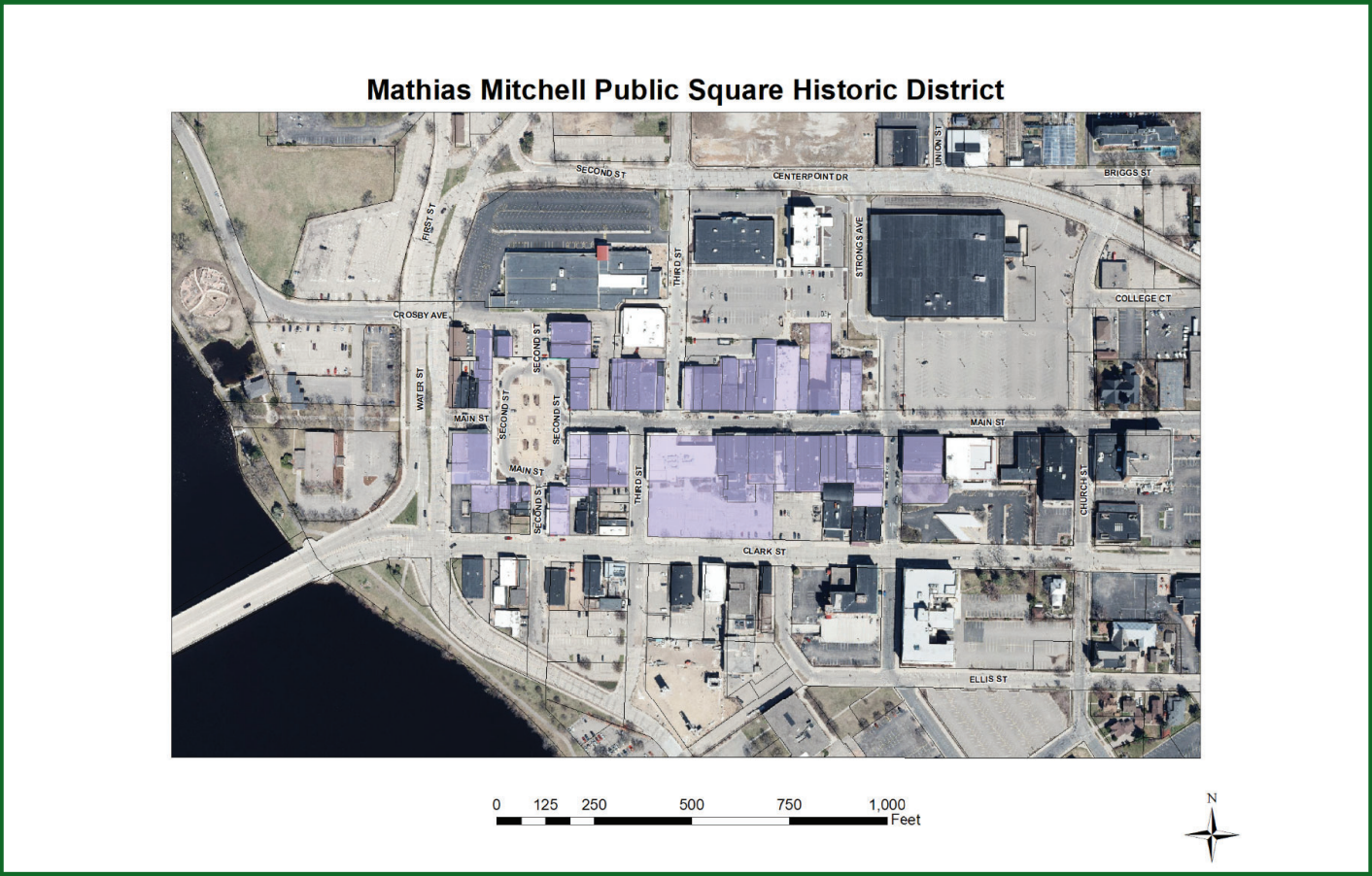


Identifier	Building	Address	Year of Construction
1	David McMillan House	1924 Pine Street	1950
2	Nelson Hall	1209 Fremont Street	1915
3	Stevens Point State Normal School	2100 Main Street	1894
4	Temple Beth Israel	1475 Water Street	1905
5	Frame Memorial Church	1300 Main Street	1892
6	Church of the Intercession	1417 Church Street	1894
7	Andrae House	1249 Clark Street	1880
8	WI Telephone Company Building	1045 Clark Street	1925
9	J.W. Moxon House	1700 College Avenue	1920
10	Carl Hassell House	2317 Jefferson Street	1940
11	Dr. Alfred Earl House	1924 Main Street	1910
12	Edward McGlachlin House	2017 Main Street	1950
13	A.J. Agnew House	1901 Pine Street	1915
14	W.J. Clifford House	1554 Strongs Avenue	1960
15	John Slothower House	1640 Main Street	1920
16	Matthew Wadleigh House	2024 Main Street	1910
17	Philip Rothman House	1716 Water Street	1938
18	A.G. Green House	1501 Main Street	1890
19	G.W. Green House	1424 Clark Street	1920
20	Fisher House	1808 Clark Street	1935
21	Hotel Whiting	1408 Strongs Avenue	1923
22	J.L. Jensen House	1100 Brawley Street	1915
23	Christina Kuhl House	1416 Main Street	1886
24	Folding Furniture Works Building	1020 First Street	1920
25	Fox Theater	1116 Main Street	1910
26	Hardware Mutual Insurance Building	1421 Strongs Avenue	1924

Historic Districts and Buildings Listed on the National Register of Historic Places

In addition to the aforementioned local historic districts, Stevens Point is home to two historic districts and several individual buildings that are listed on the National Register of Historic Places.

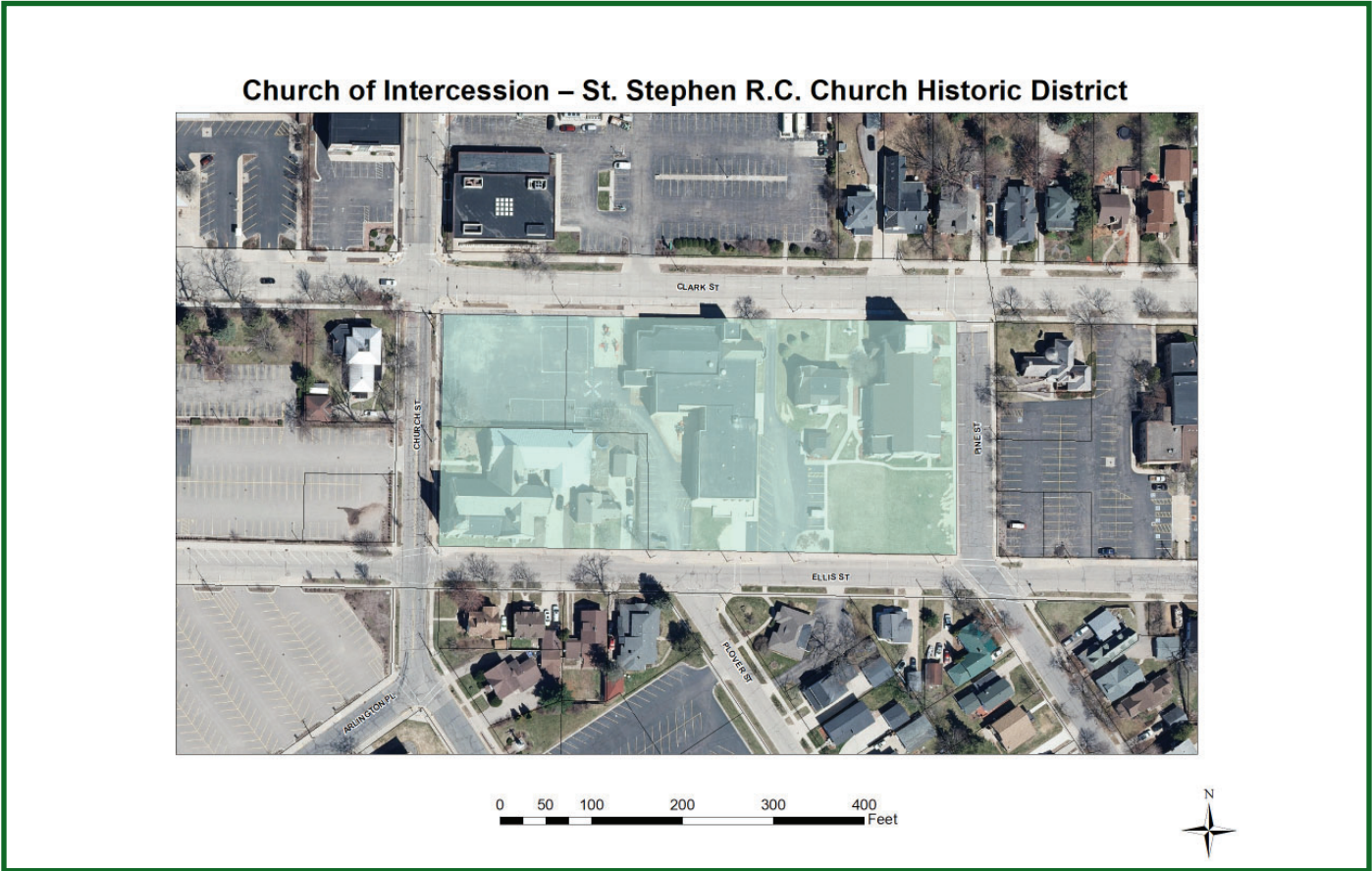
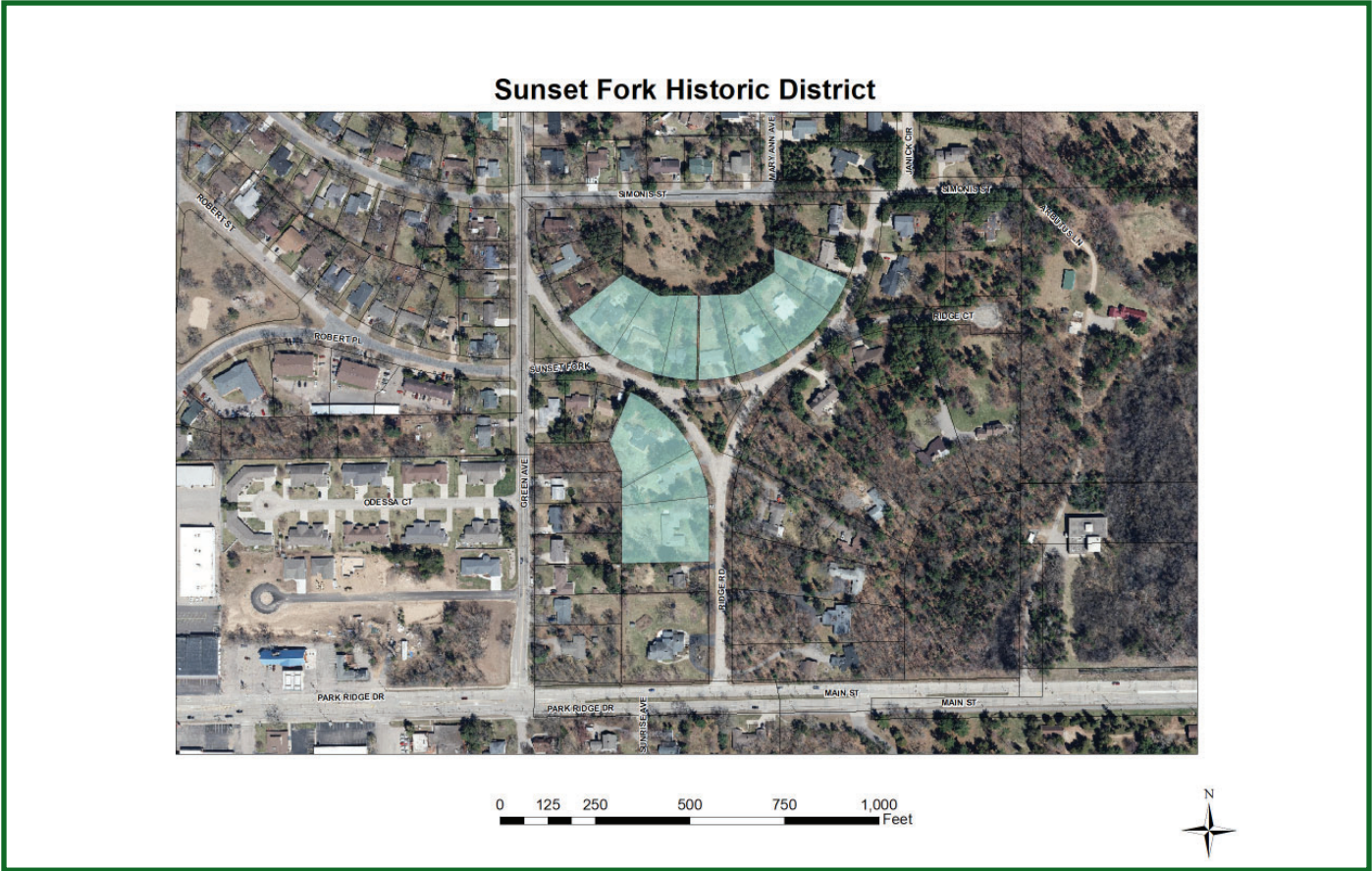
Buildings Listed on the National Register of Historic Places		
Building	Address	Year of Construction
Folding Furniture Works Building	1020 First Street	1920
Fox Theater	1116 Main Street	1910
Hardware Mutual Insurance Building	1421 Strongs Avenue	1924
Hotel Whiting	1408 Strongs Avenue	1923
J.L. Jensen House	1100 Brawley Street	1901
Christina Kuhl House	1416 Main Street	1886
David McMillan House	1924 Pine Street	1873
Nelson Hall	1209 Fremont Street	1915
Stevens Point State Normal School	2100 Main Street	1894
Temple Beth Israel	1475 Water Street	1905
Sisters of St. Joseph Complex	1300 Maria Drive	1903



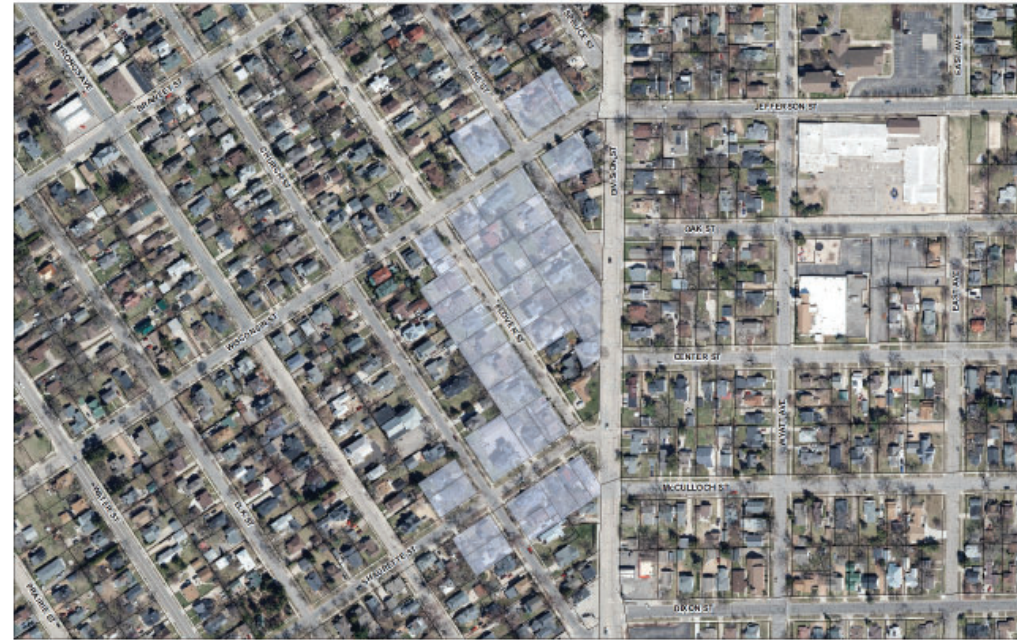
Historic Districts and Buildings Eligible for Listing on the National Register of Historic Places

Lastly, this section highlights the districts and buildings eligible for listing on the National Register of Historic Places per the City’s 2011 Intensive Survey Report.²³ Please note that the resurveying of the below buildings and improvements would still be required to confirm eligibility for listing on the National Register of Historic Places.

Buildings Eligible for Listing on the National Register of Historic Places		
Building/Improvement	Address	Year of Construction
Wisconsin Central Railroad Yard Complex	Patch Street	1872
Wisconsin Central Railroad Bridge	Church Street	1872
Thomas Anderson House	1249 Clark Street	1877
Taylor Smedley House	1925 Church Street	1885
Frame Memorial Presbyterian Church	1300 Main Street	1892
St. Peter’s R.C. Church	800 Fourth Avenue	1876
Stevens Point Brewery	2617 Water Street	1857
Vetter Manufacturing Company	2116 Wood Street	1909
Soo Line Engine No. 2713 & Caboose 158	1701 Monroe Street	1911
First Baptist Church	1948 Church Street	1916
Wisconsin Central/Soo Line Railroad Depot	1625 Depot Street	1918
Consolidated Water Power & Paper Co. Powerhouse & Dam	Wisconsin Street	1919
Stevens Point Armory & Pavilion	2442 Sims Avenue	1921
Wisconsin Telephone Company Building	1045 Clark Street	1925
Central State Teachers College Training School Building	1101 Reserve Street	1929
Service Garage and Gas Station	1232 Park Street	1930
Carl Landa House	2048 Dixon Street	1937
Jules Iverson Park	4100 Main Street	1935
Bukolt Park	Bukolt Park Street	1887
P.J. Jacobs High School	2400 Main Street	1938
Stevens Point Sewage Treatment Plant	300 Bliss Street	1940
Pacelli R.C. High School	1301 Maria Drive	1956
Portage County Courthouse	1515 Church Street	1957
Residence	4213 Simonis Street	1959
UW-Stevens Point Joseph Collins Classroom Center	1801 Fourth Avenue	1966
UW-Stevens Point Professional Studies Building	1901 Fourth Avenue	1971
Sentry Insurance Complex	1800 North Point Drive	1974



Pine Street – Plover Street Historic District



0 125 250 500 750 1,000 Feet



Church Street Historic District



0 50 100 200 300 400 Feet



EPISCOPAL CHURCH. STEVENS POINT, WIS.

E. O. SNOPP CO. MILWAUKEE. MADE BY J. J. RETON. 1898.

4. Social & Ethnic Groups

"The more you know of your history, the more liberated you are."^{24, 25, 26}

Maya Angelou



Chapter Four: Stevens Point's Social and Ethnic History

As will be discussed in more detail during the public engagement section of this Plan, Stevens Point residents have sought to better understand the rich social and ethnic history of our community. Stevens Point, particularly over the last 100 years, have become a melting pot of different ethnic groups with the influx of immigrants relocating to the area from various areas of the world. The following provides a history of key social and ethnic groups in Stevens Point.

- Polish

The Polish settlement in Stevens Point originates shortly around the City's incorporation in 1858. In 1857, the family of Michael von Kozickowski became the first Poles to come to Stevens Point from their native Poland.²⁷ While the von Kozickowski family originally intended to settle in Marathon County due to its perception of having fertile farmland, the von Kozickowski family found the land to be too forested – thereby settling in Stevens Point and establishing their farm on the outskirts of the new city.²⁸ As additional Poles settled in Stevens Point during the late nineteenth century, most became farmers. Based on increased wealth for Polish immigrants, farming was the primary reason for early settlers to leave Poland for Stevens Point – however, it was not the only reason. The Austro-Prussian and Franco-Prussian Wars of the late nineteenth century saw an influx of Polish youth being drafted into war.²⁹ To escape military service, an influx of Polish immigrants occurred in Stevens Point and cities across the United States.³⁰

During the early years of Polish immigration, Stevens Point was not the favored location in the region for settlement. The area today known as Polonia, situated east of Stevens Point, became a popular location for Polish life – evidenced by the construction of its first Church in 1863.³¹ Over time, however, Stevens Point became the favored location for settlement as the city's population grew. In 1876, approximately fifty Polish families were residing in Stevens Point.³² As additional Poles settled into Stevens Point, fewer came directly from Eastern Europe. By 1900, most Poles were relocating to Stevens Point from another city within the United States. As such, the number of foreign-born Poles in Stevens Point reached 2,750 in 1900.³³

With additional Poles residing in Stevens Point, its culture also began to adapt. In 1902, the first Polish newspaper, the *Rolnik*, was established in the city by S. Hutter.³⁵ As staunch Roman Catholics, Stevens Point Poles had additional influence within the city's first catholic



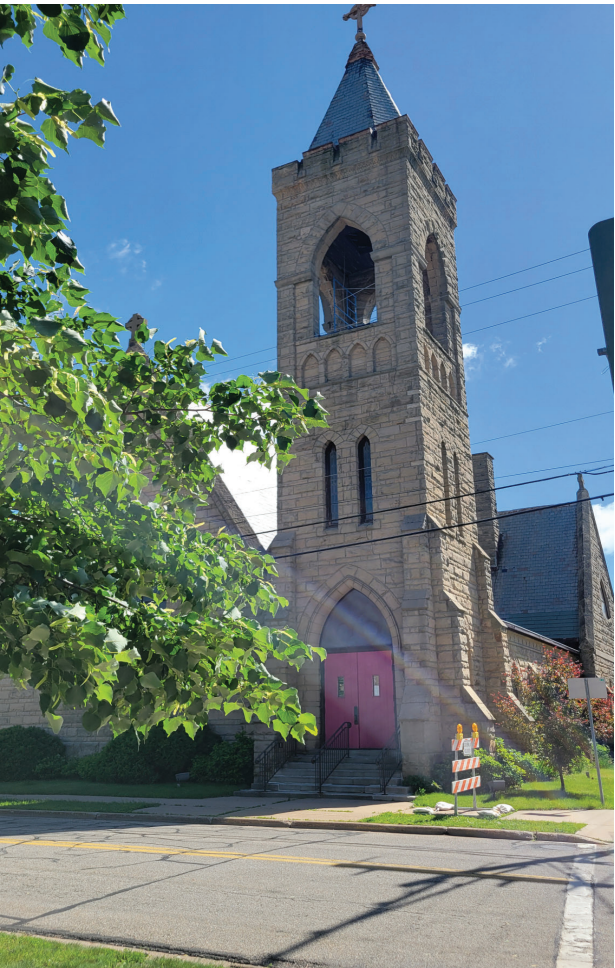
Cancellation of the *Rolnik*
Courtsey: *Stevens Point Journal*, March 8, 1960³⁴

churches and schools. While Polish culture began to assimilate in Stevens Point, discrimination also occurred – particularly after World War I. In the United States, an increased negative sentiment was forming towards immigrants from Eastern Europe due to the fear of Communism spreading into the U.S. (as evident through the Red Scare of 1918-1920).³⁶ The fear of Communism spreading throughout the United States from, in part, Polish immigration resulted in the signing of the Emergency Quota Act of 1921 and the Immigration Act of 1924 being signed into law by U.S. President Calvin Coolidge.³⁷ These laws heavily restricted immigration from Eastern Europe and other regions of the world. Ethnic-based quotas for immigration, such as the two aforementioned laws, would remain in effect through World War II, only to be repealed through the U.S. Immigration Act of 1965.³⁸ Today, Stevens Point citizens of Polish descent have transitioned mainly away from farming to manufacturing and white-collar jobs that contribute to the city's local economy today.

- German

Unlike other ethnic groups, the first Germans to settle in Portage County settled outside Stevens Point. George Frederick Schilling was the first German immigrant to settle Portage County, who settled in Buena Vista in late 1850.³⁹ Buena Vista, located south of Stevens Point, became the favored location for German settlement during the late nineteenth century.⁴⁰ The first German to settle in Stevens Point was Adam Kuhl, who signed naturalization papers in 1856 and later became a brewer.⁴¹ The first influx of German settlement in Stevens Point occurred in the 1870s and 1880s within the then-east and north side. The increased numbers of German immigrants saw the need to establish their congregation.⁴² During this timeline, the following churches were constructed:

- 1872: St. Paul's Lutheran congregation shared a church on the corner of Strong's Avenue and Brawley Street with the Trinity Lutherans. This Church, later rebuilt in 1934 and called Trinity Lutheran Church, was demolished in 2022.



Trinity Lutheran Church, circa 1910⁴³

- 1884: German immigrants from St. Stephen's Church separated to form St. Joseph's Catholic Church, located at the intersection of Jefferson Street and Wyatt Avenue.
- 1895: German immigrants formed the Friedens Gemeinde, later named the Peace United Church of Christ. This Church is located at the corner of Dixon Street and Wyatt Avenue.⁴⁴

Waves of German immigrants into Stevens Point occurred during two timeframes. The first was in the late 1800s due to Stevens Point's fertile soil, which made it conducive to farming. During the early twentieth century, German immigration cooled significantly, particularly due to the Emergency Quota Act of 1921 and the Immigration Act of 1924.⁴⁵ This cooling of German immigration began to reverse in the 1950s due to the passage of the Displaced Persons Act of 1948 and the Refugee Relief Act of 1953, which allowed for the settlement of displaced Eastern Europeans following World War II.⁴⁶

- **Scandinavians**

While not as well known as the aforementioned ethnic groups, the Norwegians, Danes, and Swedes play a significant role in the early history of Stevens Point. Like early German immigrants, Scandinavians first settled in Portage County in areas outside the city. The first Scandinavian to settle in Portage County was Elisha Larson, from Sweden, who settled in Plover for one year before moving away.⁴⁷ While early Scandinavian immigrants would settle in what is now the town of Eau Claire, the first immigrants to settle in Stevens Point were the family of John Scott, who operated a boarding house in the city.⁴⁸ Like the John Scott family, early Scandinavian immigrants' predominant occupation was operating boarding houses, or *gjestgiveri*, as these immigrants would name it at the time.⁴⁹

Religion was a common attribute of early Scandinavian immigrants. The first religious service for Norwegian immigrants occurred in 1857 in a shanty house along the Wisconsin River.⁵⁰ Religious services would occur within people's homes until 1873 when the Norwegian Congregation of Stevens Point founded Trinity Lutheran Church.⁵¹

Like Jewish immigrants, Scandinavians played an essential role in developing Downtown Stevens Point. The first Norwegians to operate a business in the Downtown were Niels and John Reton, who operated a jewelry store on Main Street starting in 1886.⁵²

While other ethnic groups sought to assimilate into the existing culture of Stevens Point,

Scandinavian immigrants sought a different approach. For example, Minnie Gasmann was one of the first settlers to prohibit the learning of the English language.⁵³ Gasmann states, "Mother didn't want to hear us



speak a word of Norwegian. No sir-ee, we were Americans and we had to speak English right from the time we were kids, and when the neighbor ladies came to visit mother, they spoke Norwegian to her, but she answered them in English."⁵⁴ The desire for racial exclusiveness also extended into commercial ventures. The New Hope Wisconsin Mutual Fire Insurance Company, located to the east of Stevens Point, wrote insurance policies only for Scandinavians from their founding in 1887 to 1910.⁵⁵

Scandinavian settlement in Stevens Point remained steady until the 1920s when a sharp drop-off in immigration numbers occurred due to a quota system being established in Washington, D.C.⁵⁶ While these exclusionary forms of immigration laws were largely repealed after World War II, the settlement of Norwegians, Danes, and Swedes has remained relatively stagnant until today.⁵⁷



Israel Shafton, Bottom Right⁶⁷

- **Jewish Immigrants**

Jewish immigration into Wisconsin began primarily after Wisconsin's incorporation as a U.S. state in 1848.⁵⁸ Starting in the 1840s, Jewish immigration in Wisconsin occurred mostly in Milwaukee, except for a scattering of families in areas outside of Milwaukee.⁵⁹ According to the Stevens Point Journal, the first two Jewish families settled into Stevens Point by the early 1870s – Solomon Glover relocated his family from the now-Czech Republic to Stevens Point in 1873, while Isaac Brill relocated his family from Austria to Stevens Point in 1873.⁶⁰ While these immigrants came primarily from Germany, a larger group from Eastern Europe came to Wisconsin in the 1880s and began settling in communities across the state.⁶¹

By 1900, approximately 25 Jewish families were residing in Stevens Point.⁶² As the number of persons practicing the Jewish faith increased, so did calls to build a synagogue. In an effort led by Israel Shafton, the Jewish community raised 480 dollars to purchase a lot on Water Street.⁶³ Construction on a new synagogue began in late summer 1905, with the synagogue officially being dedicated later that year on Rosh Hashanah.⁶⁴ The synagogue, named the Beth Israel Synagogue, still stands today as a museum administered by the Portage County Historical Society.

With an increased Jewish population also came increased community involvement. Particularly for members of the Beth Israel Congregation, commercial development within the Downtown began to flourish starting in the late 1800s. Mark Seiler said the first Jewish business was Isaac Brill's Son Dry Goods, which operated on Main Street from 1871 to 1904.⁶⁵ Throughout the twentieth century, the number of Jewish-owned businesses within the Downtown increased – so much so that there were over 100 Jewish businesses from 1871 to 2000.⁶⁶

- **Hmong**

In the United States, Wisconsin is one of only two states whose percentage of Hmong ancestry exceeds 0.7% of its total population (Minnesota being the other state).⁶⁸ While Milwaukee,

Green Bay, and Fox Valley communities have many Hmong Americans, Stevens Point does, too.⁶⁹ According to the University of Wisconsin – Stevens Point, the immigration of Hmong Americans to Stevens Point occurred during three time periods – the mid-1980s, early 1990s and the mid-2000s.⁷⁰ While the influx of Hmong Americans in Stevens Point primarily occurred over the last 40 years, its origin dates back to key national policies starting in the 1960s.

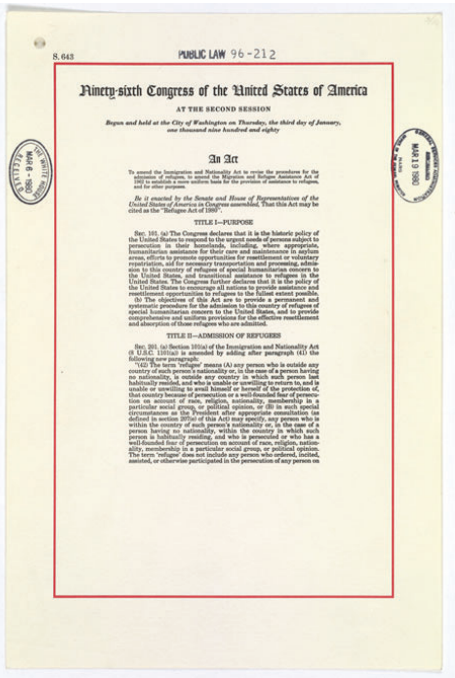
Starting in 1960, in the lead-up to the Vietnam War later that decade, the United States waged a proxy war in Laos during the Laotian Civil War. Lasting until 1973, the Laotian Civil War was aided by United States support through weaponry, humanitarian aid, and tactical information in its attacks against Ho Chi Minh. The conclusion of the Laotian Civil War and significant U.S. presence in Southeast Asia saw the first Hmong family immigrating to Portage County in 1976.⁷¹

The first wave of Hmong American immigrants to Stevens Point occurred in the mid-1980s, primarily due to the Refugee Act of 1980. The Refugee Act of 1980, signed into law by President Jimmy Carter, amended existing procedures for admitting refugees seeking entry into the United States for humanitarian reasons.⁷² With approximately 62 Hmong families living in Portage County at the end of the 1980s, this rapid influx also saw changes in local programming to assist the immigrant population.⁷³ For example, Madison Elementary School, in 1986, started the first English as a Second Language Program for Hmong children.⁷⁴ Additionally, that same year, CAP Services created the Hmong Medical Interpreter program to increase the understanding of the Hmong language and life for healthcare providers in the area.⁷⁵

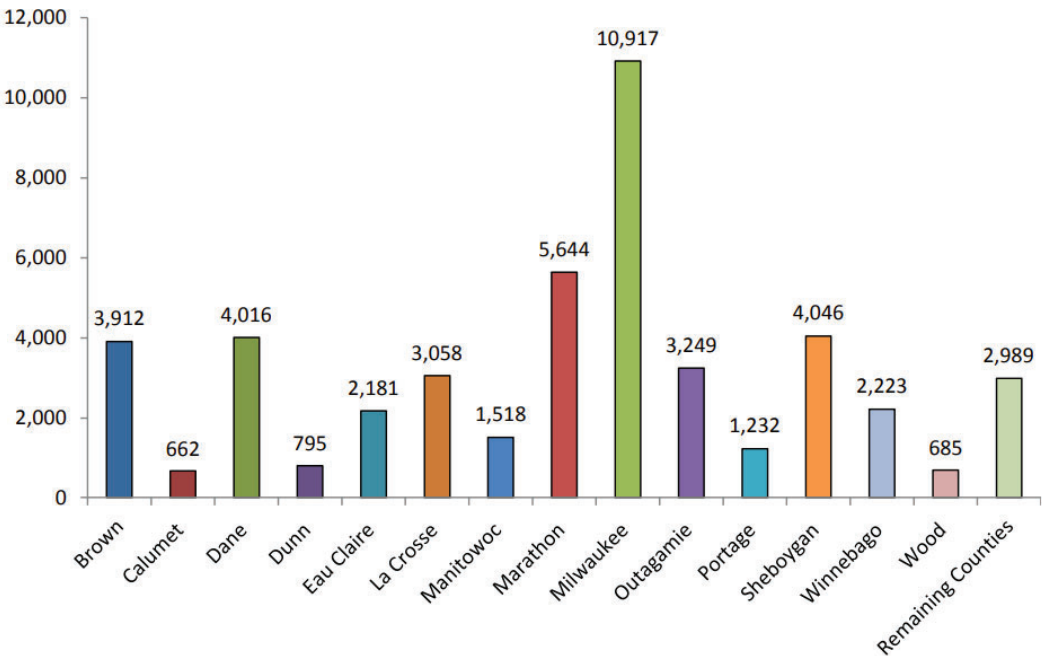
The second wave of Hmong American immigrants occurred in the early 1990s, primarily due to families being held in refugee camps in Thailand and unable to travel back to Laos.⁷⁶ While the relocation of Hmong families to the United States was delayed due to political dialogue in Washington D.C., thousands of Hmong held in Thailand refugee camps were allowed to immigrate to the United States – a significant percentage immigrating to Wisconsin. In Stevens Point, this second influx of Hmong Americans into the area was met with additional programming to reduce the knowledge gap between Hmong Americans and the rest of the

Stevens Point population. For example, the Hmong Association of Portage County and the Point Hmong Assistance Association were created in 1991.⁷⁷ While actions were taken to better assimilate Hmong culture in the area, the mid-1990s saw an uptick in racism and violence. Among younger age cohorts, for example, Hmong children established the ‘Asian Knights’ group to address harassing actions by White children in the area who were members of the ‘Carolinas’ group.⁷⁹ By 2000, 698 Hmong were residing in Stevens Point.⁸⁰

The last wave of Hmong American immigrants occurred in the mid-2000s, primarily due to the closure of the Wat Tham Krabok refugee camp in Thailand.⁸¹ The closure of the Wat Tham Krabok refugee camp resulted in 15,000 refugees relocating to the United States, with a significant percentage settling in Wisconsin.⁸² 734 Hmong were living in Stevens Point in 2010, with that number decreasing to 511 in 2020.⁸³



Refugee Act of 1980⁸⁴



Distribution of Hmong Population in Wisconsin, Circa 2010⁷⁸



5. Planning Process

"Old ideas can sometimes use old buildings. New ideas must use old buildings."^{85, 86}

Jane Jacobs
The Death and Life of Great American Cities

Chapter Five: Planning Process

The Stevens Point Historic Preservation Plan began in December of 2023 by establishing the planning objectives outlined in Chapter One. During the early months of 2024, City staff began the information-gathering phase and worked with the City’s Historic Preservation / Design Review Commission to create a public participation plan to identify key stakeholders and involve community members in developing this Plan. The public participation plan was split into two phases:

- From February to April 2024, City staff had one-on-one conversations with identified key stakeholders. These meetings provided an opportunity for City staff to provide background information on this planning initiative and identify issues and opportunities of Stevens Point’s historic preservation program.
- In May 2024, City staff released a public survey for community members to complete. This public survey consisted of questions addressing each of the above planning objectives to determine current conditions and areas that City staff should prioritize for future preservation actions. The results of the online survey are found in the Appendix.
- In May 2024, City staff held two public workshops at Mid-State Technical College that established a vision among community members for how to fulfill each objective of this Plan. Following these workshops, two walking tours occurred in May – one focused on residential development along Main Street and Clark Street, while the other focused on non-residential development within Downtown Stevens Point. These walking tours addressed actions identified during the two public workshops.

Public Workshop #1

The first public workshop was conducted on May 7, 2024, in the LEAD Center within Mid-State Technical College. During the first workshop, City staff presented this planning initiative and discussed each of the following objectives: 1.) social and cultural analysis, 2.) financial assistance, 3.) education and outreach, 4.) tourism, 5.) sense of place, and 6.) land development. Several interactive exercises were conducted during this workshop, with results shown below:

Establishing a vision for preservation. Using two large sheets of paper, two incomplete visioning statements were written on the top of the sheet. The first sheet of paper had the following sentence: ‘Today, preservation in Stevens Point is _____.’ The second sheet of paper had the following sentence: ‘Tomorrow, preservation in Stevens Point will be _____.’ Participants were asked how they would finish each sentence by writing their responses on the appropriate sheet of paper. A summary of responses for each sentence is found below:

‘Today, Preservation in Stevens Point is _____.’	
Unregulated	Inconsistent
Misunderstood	Critical
Scattered	Isolated
Uneven	Seen as a Burden by Some

‘Tomorrow, Preservation in Stevens Point will be _____.’	
Second Nature	Possible if Action is Taken Now
A Community Asset	Better Understood
Prioritized	More Prescribed and Regulated
Consistent	A Renewed Pride in our History

Sense of place within historic corridors. For the second interactive exercise, participants were split into four groups. At the beginning of the exercise, participants were asked how the streetscape aesthetic could be improved along select street segments that fall within historic areas. These improvements could focus on infrastructure (e.g., lighting, seating, street configurations, intersections, etc.), landscaping, public art, etc.). Using each of the following areas, participants provided their recommendations for streetscape improvements that enhance adjacent historic areas.

- Area #1: Main Street (Strongs Avenue to the Mathias Mitchell Public Square)
- Area #2: Clark Street (Water Street to Strongs Avenue)
- Area #3: Main Street (Fremont Street to Division Street)
- Area #4: Church Street (Shaurette Street to Arlington Place)

Public Workshop #2

The second public workshop was conducted on May 16, 2024, in the LEAD Center within Mid-State Technical College. During the second workshop, City staff presented this planning initiative and discussed each of the following objectives: 1.) overview of the administration of architectural guidelines for building and site improvements, 2.) gaps in the City’s architectural guidelines, 3.) surveying efforts and priority areas, 4.) local and national historic district nominations, 5.) regulatory reform through ordinance amendments, and 6.) implementing the Community Preservation Plan. Several interactive exercises were conducted during this workshop, with results shown below:

Establishing the purpose for recognized historic districts and sites. Using one large sheet of paper, an incomplete visioning statement was written on top. The sheet of paper had the following sentence: ‘Historic districts and sites are designed to achieve _____.’ Participants were asked how they would finish the sentence by writing their response on the appropriate sheet of paper. A summary of responses is found below:

Mapping out historic areas of Stevens Point. Using an aerial image of the city of Stevens Point, participants were asked to locate areas of



Public Workshop: May 7, 2024

historic and cultural importance. These areas could be individual sites or a collection of properties that make up a broader district. The purpose of this exercise was twofold – 1.) to determine areas viewed as being historically significant that fall outside of a local- or nationally-recognized historic district or site, and 2.) to determine which areas should be prioritized for future surveying efforts.

Prioritizing objectives of the Community Preservation Plan. In discussing how this Plan would be implemented, participants were presented with the different planning areas that make up this Plan: financial assistance, education and outreach, tourism, sense of place, site development, architectural guidelines for building improvements, local and national district nominations, and ordinance amendments. At the beginning of this exercise, each participant was presented with six one-dollar bills. In the front of the room, sticky notes were posted on the front row of tables – each note denoting one of the planning areas. Participants were instructed to spend their money on those planning areas they most prioritized. Participants had to spend all six dollars, and they could allocate their dollars to one or more planning areas. After this exercise, planning areas received the following dollar amounts:

Prioritized Implementation Areas	
Education & Outreach	\$19
Financial Assistance	\$18
District Nominations	\$15
Architectural Guidelines	\$10
Sense of Place	\$9
Tourism	\$3
Zoning & Development	\$2
Ordinance Amendments	\$1

June – August 2024: Document Development

With observations received during the public participation phase of this Plan, City staff worked on creating a draft planning document. Frequent updates were provided to the City’s Historic Preservation / Design Review Commission during Commission meetings.

September – October 2024: Public Feedback on the Draft Plan

During these two months, City staff presented the draft Plan and solicited feedback from the City’s Historic Preservation / Design Review Commission on September 30, 2024 and October 30, 2024, and the City’s Plan Commission on October 7, 2024. Following these two conversations, edits to the Plan were made, and a public workshop was held on October 28, 2024, at Mid-State Technical College. During this workshop, City staff presented the proposed policy recommendations to community members and asked for feedback. A summary of the recommended changes is as follows:

Proposed Changes to Draft Historic Preservation Plan	
Enable non-taxable properties to be eligible for financial assistance programs.	Increase the priority of accessibility improvements along roadways.
Prioritize partnerships for future archaeological surveys.	Add women, latinos and the LGBTQIA+ community to the list of groups to conduct archival research.
Prioritize residential properties when creating new financial assistance programs.	Incorporate alternative design standards for historic buildings classified as non-contributing.

November – December 2024: Adoption.

Consistent with the Stevens Point Historic Preservation Ordinance, adopting the Community Preservation Plan required the approval of the City’s Historic Preservation / Design Review Commission, Plan Commission, and Common Council. A public hearing was conducted during the Historic Preservation / Design Review Commission on November 25, 2024, with the Commission ultimately recommending approval of adopting this Plan. A public hearing was also conducted during the Plan Commission meeting on December 2, 2024, which also recommended approval of the Plan. Lastly, the Common Council conducted a public hearing and adopted this Plan during their December 16, 2024 meeting.



6. Goals, Objectives & Policies

*"The past is not the property of historians; it is a public possession. It belongs to anyone who is aware of it, and it grows by being shared. It sustains the whole society, which always needs the identity that only the past can give."*⁸⁷

⁸⁸

Walter Havighurst

Chapter Six: Goals, Objectives & Policies

Goals, objectives and policies outlined within thie Community Preservation Plan are tailored to each of the following areas:

1. Surveying Efforts & Priorities
2. Local and National District Nominations
3. Ordinance Amendments
4. Zoning & Development
5. Financial Assistance
6. Tourism
7. Sense of Place
8. Education & Advocacy

Surveying Efforts & Priorities

Proper surveying and documentation is the bedrock for gauging the exent of historic resources that exist within a community. Surveying an individual building, property, or series of properies is not only important in better understanding the history of Stevens Point, but it also increases public awareness for what buildings and sites should be preserved for future generations. As discussed throughout this Plan, several historical figures have shaped the local history of Stevens Point; From the Indigenious population that called Stevens Point home, to George Stevens establishing a trading post in today’s Downtown area, to the immigrants who relocated to Stevens Point over the last century - surveying historical buildings and sites leads to a better understanding of key individuals from our local history. The documentation of historic buildings and sites can occur through on-site and virtual field assessments, and a key outcome of survey work is to understand if a building is site is eligible for listing on the National Register of Historic Places. This section provides recommendations for future surveying efforts that the City should pursue over the next twenty years.

Goal: Document Historic Resources Found Throughout Stevens Point

Objective #1: Create and Implement Strategies to Document Architecturally Significant Properties, Structures, and Other Site Improvements.

Policy 1.1: Complete a Citywide Intensive Survey by 2036.

Leading preservation organizations recommend that intensive surveys be completed every 25 years to account for historic building, site, and district changes. The City’s current intensive survey was produced in 2011, and it should work to conduct a new one by 2036. In 2011, a significant number of properties within Stevens Point were not surveyed because those buildings were less than 50 years old. As over 95% of buildings located in Stevens Point were constructed before 2011, the City should look to conduct a citywide survey.

Policy 1.2: Resurvey the Proposed Church of the Intercession – St. Stephens R.C. Church Historic District.

The city block bounded by Church Street, Clark Street, Pine Street, and Ellis Street was identified in the 2011

Intensive Survey Report as being eligible for listing on the State and National Register of Historic Places – named the Church of the Intercession – St. Stephens R.C. Church Historic District. Since 2011, a building located at the southeast corner of this city block has been demolished, and significant deterioration of the steeple on the Church of the Intercession has occurred. Community advocates, including the Church of the Intercession’s property owner, have prioritized a nomination of this proposed district to allow for state and federal tax credits to fund rehabilitation work on the Church of the Intercession. Given the changes to this proposed historic district since 2011, this city block should be resurveyed to ensure it is still eligible for listing on the State and National Register of Historic Places.



St. Stephen’s Church⁸⁹

Policy 1.3: Resurvey the Proposed Pine Street – Plover Street Historic District.

The Pine Street - Plover Street Historic District, proposed within the 2011 Intensive Survey Report, has been identified by community stakeholders as being prioritized for future national historic district nominations. The Wisconsin State Historic Preservation Office requires that a proposed district subject to a nomination request be surveyed within the last 20-25 years. Should this proposed national historic district be designated before 2031, this historic district will need to be resurveyed.



1921 Plover Street

Policy 1.4: Prioritize Areas in Stevens Point for Future Surveying Efforts.

Various areas within Stevens Point have been identified by community stakeholders to be given priority status for future surveying efforts – arguments including areas not being surveyed in 2011, areas concerned to have experienced loss of historic integrity, and areas believed to have local significance. Priority areas include:

- Properties surrounding the Canadian National Railway from the Wisconsin River to Michigan Avenue
- The institutional district comprising of St. Joseph’s Catholic Church, Jefferson Elementary School, and St. Paul Lutheran School.
- Post-World War II housing development along Green Avenue, Ridge Road, and Janick Circle North
- Old Main Neighborhood.
- Buildings that have reached 50 years of age since 2011.

Objective #2: Analyze and Promote the History of Stevens Point’s Ethnic Groups Through the Built Environment.

Policy 1.5: Prioritize Areas in Stevens Point to Conduct an Archeological Survey.

Stevens Point is located in an area of rich indigenous significance. Stevens Point is located at the divergence

between the Ojibwe and Menominee Tribal Nations and within the Wisconsin Tension Zone. The Wisconsin Tension Zone is where the northern boreal and southern oak forests converge, resulting in a wildlife-rich habitat that the Ojibwe and Menominee Nations utilized for habitation. The City should work with the Native American Center at the University of Wisconsin – Stevens Point to plot areas within city limits that may have archeological significance. Once these locations are identified, the City, in partnership with the University and other stakeholders, should look to conduct a Phase I Archaeological Survey of these locations.

Policy 1.6: Promote Future Research and Documentation of the Following Groups within Stevens Point: the Indigenous Population, Eastern and Western Europeans, Scandinavians, Hmong, Women, Latinx & LGBTQIA+.

Historically, Stevens Point has had a good track record of continuously documenting historic buildings and sites within the Downtown and Clark Street Historic District. However, no efforts have been made to tie Stevens Point’s cultural identity to its historic sites and areas.

For future surveys and archival research, a deeper examination of the cultural and societal influence on a particular building or site should be a requirement. Given the diminished documents on particular ethnic groups, surveyors may need to rely on one-on-one interviews with selected stakeholders to assist in their research – methods typically not conducted during a traditional historic survey.

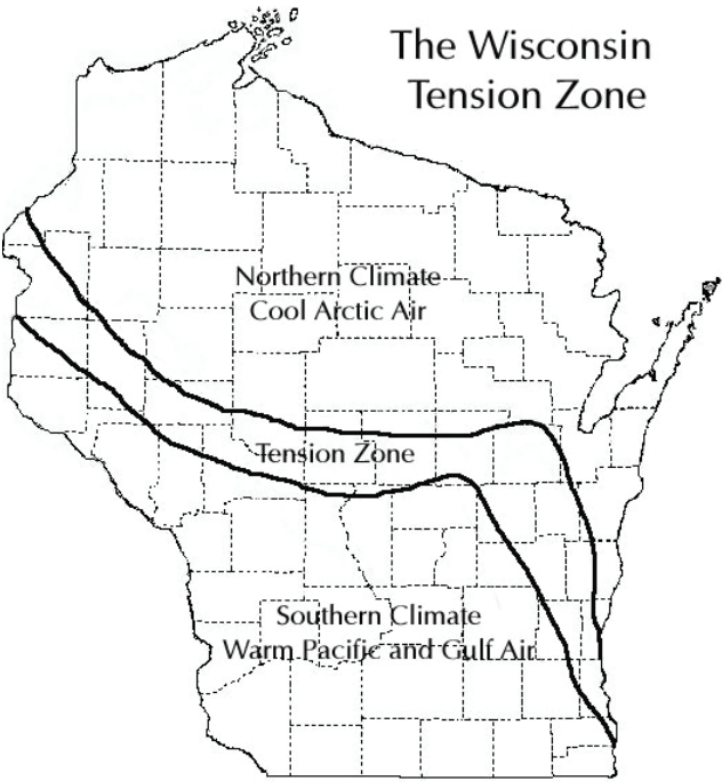
It is important to note that incorporating research on particular ethnic groups may not lead to a building, site, or district being eligible for listing on the State and National Register of Historic Places. While discovering additional eligible nominations is always welcome, the need to document the above ethnic groups is to assist in some of the educational and outreach recommendations highlighted below (e.g., interpretive signage and plaques, tours, and other storytelling methods).

Policy 1.7: Encourage Surveys to be Conducted for Future Targeted Area Master Plans.

With the adoption of this Plan, the City is working on creating neighborhood plans for defined areas of the City. A standard recommendation from adopted neighborhood plans is to produce a targeted area master plan. A targeted area master plan provides focused planning strategies on a small geographic area, with strategies ranging from housing to transportation to redevelopment. Where conservation is requested for neighborhood and commercial revitalization, identifying an area’s potential historic integrity is necessary to assist in promoting area identity and marketing efforts.

Local and National District Nominations

Historic districts on the local and national level are established for a variety of different reasons -- to highlight common architectural features that exist in an area, to highlight a community’s social, cultural, ethnic or historical significance, to better protect the structural integrity of buildings and other improvements, and to provide financial assistance to property owners of a historic building. As discussed earlier in this Plan, Stevens



Wisconsin Tension Zone⁹¹

Point is home to two national historic districts, three local historic districts and a scattering of local landmarks designated on the local and national level. While City leaders have laid the groundwork in designating and protecting historic buildings, public input received throughout this report highlights the need to designate additional districts and sites.

Goal: Locate Stevens Point’s Historic Inventory that is of Local, Statewide and National Importance.

Objective #1: Identify and Promote Districts and Sites that are Eligible for Listing as a Local Historic District or Local Landmark.

Policy 2.1: Designate the City Block Bounded by Clark Street, Division Street, Ellis Street, and Rogers Street to the Downtown Design Review District.

When the City established the Downtown Design Review District and Clark Street Historic District in the 1980s, this City block was excluded from a local historic district nomination due to the flooding threat in this area. In the 2000s, a levy was installed along the Wisconsin River to address flooding concerns, which removed this City block from the 100-year floodplain.

A rising trend in communities is to place some level of building and site design oversight on areas surrounding local historic districts. Given that this City block is located between two local historic districts – connected through two arterial streets – the City should look to add this City block to the Downtown Design Review District to achieve aesthetic harmony between these two historic areas.

Policy 2.2: Expand the District Boundary of the Clark Street Historic District to Match the Boundary of the Clark Street – Main Street Historic District.

While the local Clark Street Historic District consists of properties abutting Clark Street, the national Clark Street – Main Street Historic District includes properties abutting Main Street from Downtown to Fremont Street. Communities tend to seek identical district boundaries for local and national historic districts to ensure that national historic districts retain their historic integrity through local regulatory means. As shown in the district boundaries below, one contradiction is that Seramur Park is located within the Clark Street Historic District and does not fall within the Clark Street – Main Street Historic District. Given the local significance that the park property has as a former school, this Plan would recommend that the Seramur Park property be retained under a local historic district boundary.

Lastly, it is important to note that expanding the district boundary would provide additional financial assistance to these property owners. A common theme discussed during the creation of this Plan was that while ample local financial assistance programs are offered for non-residential uses, there are no local financial assistance programs for single- and two-family residential properties. Should the recommended financial assistance programs in this Plan be created, it would enable further investment for properties along Main Street – potentially allowing for more significant usage of the State and National Rehabilitation Tax Credit Program.

Policy 2.3: Promote Dialogue with Property Owners of Historic Sites to Encourage Local Landmark Designation Requests.

The City has had a local landmark designation program since the 1980s, with 27 buildings currently designated. Most of these buildings were designated between 1986 and 1989; however, only three buildings have been designated post-2000.

As shown within Chapter Four, the 2011 Intensive Survey Report has identified dozens of individual sites

and buildings that are eligible for listing on the National Register of Historic Places. The City should begin a conversation with property owners of eligible national sites, focusing on the historic or architectural significance of the building and the value in being designated as a local landmark, and discuss the process for designation. Depending on the situation, the City should identify ways in which a landmark designation would benefit the property owner. For example, the City worked with the property owner of the Central City Iron Works Building (2041 Madison Street) in 2024 to designate the building as a local landmark. The Central City Iron Works Building was repurposed as part of a larger adaptive reuse project. As no exterior improvements were planned on the building, the property owner sought to achieve local landmark status to allow for less stringent Building Code requirements for interior improvements.

Policy 2.4: Require Property Owner Consent for Local Historic District Nominations.

Any interested party may petition the Historic Preservation / Design Review District to designate a specific geographical area as a local historic district. The City’s Historic Preservation Ordinance outlines the process for creating a local historic district, including the public hearing requirement and the review standards on which the Commission must base its decision for a potential district designation. However, the City’s Historic Preservation Ordinance does not require consent from impacted property owners to create a local historic district. Rather than requiring a certain percentage of property owners to agree to be in a local historic district, this policy recommendation states that no more than 50% of property owners who fall within a proposed local historic district may object to a local designation. Prohibiting more than 50% objection to a district request is similar to other processes outlined within Wisconsin Statutes, such as creating a business improvement district.

Objective #2: Continually Evaluate Districts and Sites that are Eligible for Listing on the State and National Register of Historic Places.



1040 Ridge Road

Policy 2.5: Prepare a report of each eligible National Historic District every five years.

The city has four districts that are eligible for listing on the National Register of Historic Places. The Historic Preservation / Design Review District should produce reports highlighting key initiatives during the prior year that impact the proposed national historic districts, exterior building, and site improvements conducted on these properties and highlight new outreach recommendations. The report should be published during National Historic Preservation Month in May and should be sent to all property owners who fall within eligible national historic districts.

Objective #3: Promote the Designation of Historic Resources for State and National Accreditation.

Policy 2.6: Designate the Church of the Intercession – St. Stephens R.C. Church Historic District to the National Register of Historic Places if a Future Intensive Survey Confirms Eligibility to the National Register.

As stated within Policy 1.2, this Plan recommends that the proposed Church of the Intercession – St. Stephens R.C. Church Historic District is resurveyed to determine if it is still eligible for listing on the National Register of Historic Places. If the survey determines that eligibility still exists, the City should work expeditiously to

designate this district to the National Register of Historic Places. Given financial constraints through the City’s Capital Improvement Plan, the City should prioritize seeking grant funding through the Certified Local Government Program, administered by the Wisconsin Historic Preservation Office.

Policy 2.7: Designate the Pine Street – Plover Street Historic District to the National Register. Through the creation of this Plan, stakeholders have identified the Pine Street – Plover Street Historic District as having the highest priority to be designated on the National Register of Historic Places. This determination came to be due to the impact that a district designation would have – the Pine Street – Plover Street Historic District is the most significant proposed national district regarding the number of properties – and by providing another funding source for residential property owners of historic buildings. As part of a national historic district nomination, the State Historic Preservation Office requires community engagement with impacted property owners. Once the City determines a rough timeline for when nomination papers would be sent to the State Historic Preservation Office, Community Development Department staff should work in earnest to hold neighborhood meetings with impacted property owners to discuss the potential nomination, benefits of being located within a national historic district and identify potential concerns that may exist.

Policy 2.8: Prioritize Buildings and Properties Under City Ownership for National Register Nominations.

A common theme discussed during the community engagement phase of this planning process is that the City should take a more active role in preserving historic sites and architecturally significant buildings under their ownership. The 2011 Intensive Survey Report has identified several City-owned buildings and sites eligible for national designation, including:

- Iverson Park (4201 Main Street): Ten buildings and improvements, including the memorial monument, Jefferson Street entrance gates, and bath house.
- Sewage Treatment Plant (300 Bliss Avenue).
- Bukolt Park.

The City should consult with other long-range planning documents in conjunction with a national register nomination. For example, the City’s Comprehensive Outdoor and Recreation Plan should be reviewed for proposed building improvements on Bukolt Park and Iverson Park.

Ordinance Amendments

In communities across the United States, an impactful way to ensure the significance of historic buildings and sites for future generations is through regulatory reform. As discussed in Chapter Two, the City of Stevens Point is granted police powers to adopt and enforce regulations that govern historic structures and improvements. While most communities have a historic preservation ordinance - required to be designated as a Certified Local Government - recently, municipalities are being creative with regulatory reform to address key preservation issues that exist in the twenty-first century. This section outlines proposes amendments to ordinances found within the Stevens Point Revised Municipal Code that governs, either directly or indirectly, historic preservation.

Goal: Provide Regulatory Controls that Preserves and Protects Stevens Point’s Historic Inventory.

Objective #1: Ensure that the Stevens Point Historic Preservation Ordinance Provides Safeguards for the City’s Historic and Cultural Resources.

Policy 3.1: Adopt a Demolition Delay Ordinance.

The Historic Preservation / Design Review Commission’s Design Guidelines permit the Commission to delay a vote on building demolition requests for a period not to exceed 365 days. During this period, the Commission is tasked with working with City staff and the property owner(s) in question to determine alternatives to demolition for the building.

Communities across the United States begun adopting a demolition delay ordinance to ensure that a careful and thoughtful decision-making process occurs prior to a potential demolition of a historic building. Under this recommendation, the City should carry over the 365-day demolition delay provision from the Commission’s Design Guidelines to the City’s Historic Preservation Ordinance.

The current demolition delay provision only applies to buildings within a local historic district or designated as a local landmark. Within the City’s Historic Preservation Ordinance, the following resources should also fall under the protection of a demolition delay ordinance:

- Properties listed on the National Register of Historic Places that are not designated as local landmark property or fall within a local historic district.
- Properties eligible for listing on the National Register of Historic Places, both as an individual building/property and as a broader district.

Policy 3.2: Incorporate Economic Hardship Provisions within the City’s Historic Preservation Ordinance.

Over the years, property owners of historic buildings have expressed concern about meeting the architectural requirements of the Historic Preservation / Design Review Commission’s Design Guidelines due to the economic hardship that they would experience. As such, some property owners withhold rehabilitation projects on their historic buildings due to the rising cost of materials. Communities across the United States, such as the City of Madison, Wisconsin, have begun adopting economic hardship provisions within their historic preservation ordinances.

An economic hardship ordinance in Stevens Point would enable the Historic Preservation / Design Review Commission to grant a variance from its’ Design Guidelines to property owners who can prove that the strict application of the design guideline(s) would result in unnecessary financial hardship or would otherwise deny a return on investment that is deemed reasonable by the Commission. Under an economic hardship ordinance, a property owner may not perform a building or site improvement that is not historically significant – rather, the Commission would work with the petitioner to determine an alternative project plan that a.) meets the original scope of work as requested by the applicant, b.) is less expensive and c.) would still preserve the historical integrity of the building, site, and district that it is located within.



Historic Fire House #2

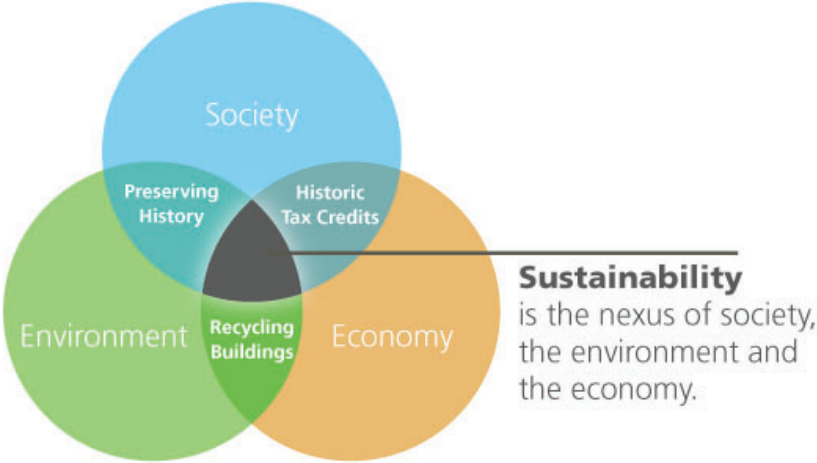
Policy 3.3: Consider Requiring Façade Easements for Building Projects Receiving Financial Assistance

from the City. Stevens Point has several buildings of historic, social, and cultural significance that are not under the oversight of the City’s Historic Preservation Ordinance. For historic resources that fall within a national historic district, along with those that are considered eligible for designation on the National Register of Historic Places, property owners may receive local financial support through low-interest loans, grants, and other funding mechanisms. Should the City provide public dollars to these properties for exterior building improvements, the property owner should enter into a façade easement agreement with the City. Under a façade easement, the property owner would agree to certain provisions, such as the restriction to demolish a historic building and performing future improvements inconsistent with the site’s historic nature.

Objective #2: Ensure that the Historic Preservation / Design Review Commission’s Design Guidelines are Reflective with 21st Century Practices for Improvements to Historic Resources.

Policy 3.4: Promote the Adaptive Reuse of Historic Buildings as a Sustainability Initiative.

In the past, historic buildings across the country have been demolished to make way for new construction, as the cost for new construction was less than an adaptive reuse project on existing historic buildings. Given the rising cost of new construction, along with local, state, and federal financial assistance tied to historic buildings, it is often cheaper to rehabilitate historic buildings for new uses. The City should work with community stakeholders to present this message to property owners, prospective developers, and builders to promote the occupancy of vacant historic buildings located in Stevens Point.



Stevens Point City government and the broader community have historically prioritized sustainability through various means. Incorporating sustainability in historic preservation should be better publicized to extend the lifespan of existing built resources, reduce the amount of construction waste in landfills, and promote social and cultural vitality within neighborhoods and commercial corridors.

Policy 3.5: Encourage the Reusing of Building Materials for Historic Buildings that were Demolished.

Although it is uncommon for historic buildings to be demolished, the City should require that certain building materials be salvaged when feasible. For example, signage tied to a longstanding company in a historic building should be saved and donated to a third-party organization for the public’s viewing pleasure. Additionally, salvaged materials could be resold to be used on other historic buildings if it is historically appropriate.

Policy 3.6: Incorporate Sustainable Design Standards within the Historic Preservation / Design Review Commission’s Design Guidelines.

The Historic Preservation / Design Review Commission’s Design Guidelines were last adopted in 2014. While significant changes were made to protect the city’s historic resources, it needs to elaborate on sustainable improvements that could occur on a historic building. In amending the Commission’s Design Guidelines, the

following should be incorporated:

- Allow for the placement of a ground-mounted solar array so long as it is not visible from a public right-of-way. City zoning requirements will still apply.
- Allow for the placement of roof-mounted solar arrays so long as they are not visible from a public right-of-way.
- For historic buildings that have asphalt shingles, allow for their replacement with a solar shingle. Such a replacement should be classified as a 'minor work.'
- Permit green roofs with the condition that plant vegetation is not visible from a public right-of-way.

Policy 3.7: Adopt Design Guidelines About the Commercial Use of a Historic Building's Rooftop.

Most historic buildings in Downtown Stevens Point cannot support rooftop activation due to mechanical equipment placement on the roof. For existing development that can support rooftop access, the Historic Preservation / Design Review Commission should amend the 'Roofs' section of its Design Guidelines to ensure appropriate design considerations protect the building's historic integrity.

When new construction occurs, the developer should work to provide rooftop space, particularly for multi-family residential and commercial building. Allowing for rooftop space will promote Downtown vibrancy and improve the commercial vitality of its location.



Rooftop Activation of a Historic Building
Loveland, Colorado⁹²

Objective #3: Uplift the Historic Preservation / Design Review Commission to Ensure that it has the Resources Available to Implement Preservation Strategies Identified within this Plan.

Policy 3.8: Provide Training Opportunities for Historic Preservation / Design Review Commission.

Historic Preservation / Design Review Commission members and applicable City staff should regularly attend seminars, trainings, workshops, and conferences offered by the National Trust for Historic Preservation, Wisconsin Historic Preservation Office, Portage County Historical Society, and other sources. These training opportunities will ensure that commissioners and City staff are up to date with new innovative strategies in historic preservation and have the appropriate skills and knowledge to execute their essential functions.

Zoning & Development

Historic preservation as a practice typically involves smaller improvements to a building, such as windows, doors, and tuckpointing. However, larger development such as building additions and new construction can have a significant impact on the integrity of a historic district. Careful consideration is needed to ensure that municipal ordinances and land use plans, such as the Stevens Point Zoning Ordinance, Sign Ordinance, and the Comprehensive Plan, does not conflict with the architectural requirements for historic buildings.

Goal: Connect Preservation Strategies with Zoning, Site Development and Growth Management Tools.

Objective #1: Achieve Consistency Between the Historic Preservation / Design Review Commission's Design Guidelines and the City's Zoning Ordinance.

Policy 4.1: Create Conservation Districts Matching Eligible National Historic District Boundaries.

Communities across Wisconsin, such as the City of Madison, have created conservation districts for areas of historic significance not located within a historic district. Conservation districts act as overlay districts within a zoning ordinance, whose focus centers on conserving essential physical characteristics of a defined area. While a conservation district would focus less on building materials, for example, it would focus more on promoting consistency between existing and new development through physical development. As such, a conservation district would provide regulatory oversight on preserving uniform lot features (e.g., lot configurations and setbacks), uniform building components (e.g., roof styles and front porches), and uniform streetscape attributes (e.g., landscaping and lighting).

The City should look to designate eligible national historic districts on the National Register of Historic Places. If, after consulting with impacted property owners, that designation is not recommended, the City's Historic Preservation / Design Review Commission and Plan Commission should work to establish conservation districts within the Stevens Point Zoning Ordinance.

Policy 4.2: Consolidate and Match Applicable Rules and Regulations Between the Design Guidelines and Zoning Ordinance.

Compliance with the Historic Preservation / Design Review Commission's Design Guidelines and the Stevens Point Zoning Ordinance are required for specific historic building and site improvements. Under these situations, consistency in regulations and terminology between the two regulatory documents is necessary. Areas for the Historic Preservation / Design Review Commission and Plan Commission to amend language between their respective regulatory documents include the following:

- Create uniform definitions among shared terms.
- Evaluate and amend building development standards (e.g., minimum setback requirements, maximum building height allowances, etc.) between what the Stevens Point Zoning Ordinance requires and the existing building form.
- Evaluate land use standards within residential neighborhoods and commercial districts to promote reusing historic resources.
- Create separate landscaping guidelines within the Stevens Point Zoning Ordinance for properties in the Downtown Design Review District.
- Amend the provisions of the Stevens Point Sign Ordinance regarding wall signs and projecting signs. For example, the Historic Preservation / Design Review Commission's Design Guidelines prohibit illuminated signs, while the Sign Ordinance allows signs on canopies, freestanding signs, and wall signs to be illuminated.

Objective #2: Integrate Historic Preservation Goals with the City's Comprehensive Plan.

Policy 4.3: Amend the ‘Downtown District’ Future Land Use Criterion to Prioritize Mixed-Use Development Among Historic Buildings Along Main Street and Clark Street within the Downtown Design Review District.

The Stevens Point Comprehensive Plan is a long-range planning document that provides direction to guide future planning and community decisions. In Wisconsin, State Statutes require comprehensive plans to address nine different topic areas – one of which is land use. Within the land use criterion is a section on future land use, which assigns each parcel within City limits with a designated future land use criterion. The criterion used for most of the Downtown Design Review District is the ‘Downtown District’ criterion, defined as to “allow for and promote high-density office, retail, housing and public uses, preferably in mixed-use buildings.” For buildings along Main Street and Clark Street from Water Street to Rogers Street, excluding the existing single- and two-family residential uses east of Associated Bank, the definition ‘Downtown District’ should be amended to require mixed-use buildings.

Policy 4.4: Promote the Rooftop Activation of Historic Buildings within the ‘Housing’ and ‘Land Use’ Elements of the Stevens Point Comprehensive Plan.

Local preservation stakeholders have recognized the desire to promote rooftop activation for existing buildings and new developments in Downtown Stevens Point. The Stevens Point Plan Commission should work to amend the ‘Housing’ and ‘Land Use’ elements of the City’s Comprehensive Plan to acknowledge that the rooftop use of three-plus-story buildings is encouraged for new development.

Policy 4.5: Encourage the Adaptive Reuse of Historic Buildings, Particularly Vacant Second Floors, as an Option to Meet Affordable Housing Demand.

City leaders have recognized that a shortage of housing exists, as evidenced by the City’s 2017 Housing Study. Some historic buildings in the downtown area are vacant on the second floor partly due to rehabilitation costs, occupancy restrictions, and building code limitations. The City should look to spur further housing accommodations within the Downtown through financial assistance for interior rehabilitation projects, development incentives for appropriate new development, and amending occupancy regulations through the Stevens Point Zoning Ordinance and Property and Maintenance Code.

Financial Assistance

As the age of a historic building increases, so too does the long-term maintenance needed. Throughout the public participatory phase of creating this Plan, property owners of the city’s historic inventory have expressed a desire for City government to take a more active role in providing financial assistance - both through direct and indirect means. This section highlights opportunities where the City can provide financial resources to property owners to encourage them to perform maintenance work on their building and site.

Goal: Facilitate the Financial Investment of Historic Resources Found in Stevens Point.

Objective #1: Encourage the City to Play an Active Role in Creating New Financial Assistance Programs and Making Targeted Revisions to Existing Financial Assistance Programs.

Policy 5.1: Amend the City’s Façade Improvement Grant Program to Encourage Greater Use.

Since the early 2010s, the City has administered a Downtown Façade Improvement Grant Program. The Façade

Grant program allows commercial and mixed-used buildings within the Tax Increment Finance District No. VI to apply for 40% matching funds on the total costs for eligible exterior building improvements. \$100,000 is provided annually to the Façade Grant Program. While the Façade Grant Program has experienced considerable usage over the last five years, targeted revisions to program requirements could occur to increase interest and utilization. Such revisions include:

- Increasing the annual allocation of funds into the program from \$100,000 to \$120,000
- Permitting door and window improvements as an eligible improvement by itself.
- In the ‘Ranking Order of Applicants’ section, add that priority will be given to projects that receive rehabilitation tax credits through the State Historic Preservation Office.
- Require that awarded projects must be completed within 18 months versus the current 12-month requirement.
- Allow grant applications to be reviewed and approved by the Designated Agent instead of requiring approval by the Historic Preservation / Design Review Commission. Note that most grant requests include a scope of work considered a ‘major work’ per the Commission’s Design Guidelines, which would still require approval from the Commission.

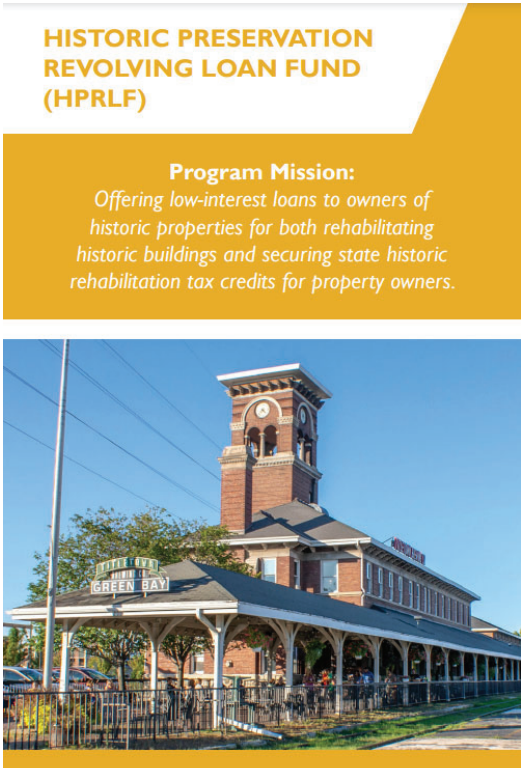
Policy 5.2: Promote the City’s New Downtown Window Reopening Grant Program.

In 2023, the City created a new financial assistance program providing funds targeting former windows on a Downtown building that was filled in with brick or boarded up. As this is a new program, the Historic Preservation / Design Review Commission and City staff should work to publicize the new grant program by providing direct mailers to eligible property owners, providing resources for finding appropriate windows and explaining the application process.

Policy 5.3: Create a Revolving Loan Fund for Building Rehabilitation Projects.

Communities across Wisconsin, such as the City of Green Bay, have established a revolving loan fund for historic buildings. A revolving loan fund would provide a loan from the City to a property owner to conduct exterior improvements to their historic building. Most communities open their revolving fund to all buildings that make up their historic inventory, including properties eligible for listing on the National Register of Historic Places. If a revolving loan fund is created in Stevens Point, the City’s Historic Preservation / Design Review Commission and Redevelopment Authority will work together to establish program requirements. A revolving fund should provide up to \$10,000 in payments and be prioritized for projects that will also receive Rehabilitation Tax Credits (property owners must provide a minimum contribution of \$10,000 to be eligible to receive tax credits. Suppose the City’s Redevelopment Authority does not have the funding to finance the loan program. In that case, the City should partner with outside partners, such as the Stevens Point Housing Authority, local corporations and foundations, to receive appropriate funding.

Policy 5.4: Partner with the Downtown Business



Revolving Loan Fund
City of Green Bay, Wisconsin⁹³

Improvement District to Create a Commercial Revitalization Fund.

Realtors and prospective business owners have recognized that while financial assistance to perform improvements on the exterior of historic buildings helps to obtain occupancy of a commercial space, the biggest barrier is the interior costs associated with remodeling a space to meet building code requirements.

The City of Milwaukee maintains a Commercial Revitalization Fund that provides grant funding to occupy vacant storefronts and to perform interior renovation of a storefront unit. The Commercial Revitalization Fund includes four programs, including the Retail Investment Fund. The Retail Investment Fund provides up to \$5,000 per full-time job created or 40% of eligible costs, whichever is less. This Fund aims to promote the occupancy of commercial storefronts, which will result in job creation. The Downtown Business Improvement District should partner with relevant agencies to establish a grant program and outline minimum requirements.

Policy 5.5: New Financial Assistance Programs Should Prioritize Single- and Two-Family Residential Areas.

All City-administered financial assistance programs apply only to commercial and mixed-use buildings, leaving single- and two-family historic property owners to find financial assistance for rehabilitation work. In creating new local financial assistance programs, the City should work to ensure that residents of the Clark Street Historic District and eligible national historic districts can utilize these new financial resources.

Objective #2: Promote Outside Financial Assistance Programs to Owners of Historic Resources.

Policy 5.6: Provide Technical Assistance to Property Owners in Submitting Rehabilitation Tax Credit Applications.

Two tax credit projects were approved and completed in the last twenty years. One reason for the lack of tax credit projects occurring within the Mathias Mitchell Public Square and Clark Street – Main Street Historic Districts is due to the questions that property owners face in completing nomination papers for tax credits. As the City has ample historical data, City staff should work with prospective tax credit applicants in submitting their request to the State Historic Preservation Office.

Policy 5.7: Publicize and Encourage State and National Historic District Property Owners to Apply for Tax Credits.

With only two tax credit projects being approved and completed over the last twenty years, additional education and outreach is needed by City staff to eligible property owners. City staff should engage with eligible property owners by explaining eligible projects for tax credits, the application submittal, and reporting requirements. Outreach with property owners should start via mailers and should occur yearly, particularly during the late winter months.

Policy 5.8: Create a Comprehensive List of State, Federal, and Non-Profit Funding Sources and Publish it on the City’s Website.

A significant number of financial resources exist for property owners of historic buildings, with such resources available through local, state, and federal agencies. The City should create and continually update a list of available funding sources. Key information that should be conveyed is eligible projects, minimum and maximum financial awards, the application process, and any reporting requirements that may exist.

Policy 5.9: Prioritize Community Development Block Grant Funds for Historic Areas Not Within a Local

Historic District and Design Review District.

The Community Development Block Grant Program, offered through the U.S. Department of Housing and Urban Development, provides financial assistance for various community development activities, including historic preservation. While the City has not prioritized Community Development Block Grant funding in the past due to the extensive reporting requirements, award amounts can be significant. The Community Development Block Grant Program should be explored for larger city projects requiring a higher financial cost, including property rehabilitation, public facility projects and improvements, clearance activities, and engineering costs. To the greatest extent possible, priority should be given to the city’s historic inventory outside a local historic and design review district.

Tourism

Until recently, tourism has been considered disconnected with preservation activites in communities. Over time, however, preservationists have found that both tourism and historic preservation can compliment one another - to achieve greater visibility of historic buildings, to bring more visitors to a historic district, and to highlight the economic impact that tourism has for historic areas. As City leaders recognize that parterships can occur with private organizations and stakeholders to promote tourism activities in historic areas, this section proposes actionable steps to activate heritage tourism in Stevens Point.

Goal: Promote Heritage Tourism by Showcasing Stevens Point’s History and Culture.

Objective #1: Connect Preservation Initiatives with Heritage Tourism Activities and Programming.

Policy 6.1: Create a Plaque Program to Showcase Historic Buildings, Sites, and Improvements, Both Existing and Lost.

The City’s Historic Preservation / Design Review Commission began work in 2022 to create a uniform plaque program modeled on a similar program from the City of Oshkosh, Wisconsin. While work on creating a plaque program has been on hiatus, the Commission should still work to establish one. Creating a plaque program is important to actively promote and identify historic locations and events of local, state, or national importance.

Policy 6.2: Partner with the Portage County Historical Society to Create a Virtual Walking Tour of Stevens Point’s Historic Areas.

Conducting walking tours is a great way to highlight the City’s cultural and civic pride through a storytelling approach. In recent years, community members have preferred to do a self-guided tour through an online platform. The City and the Portage County Historical Society, both having a large historic collection of books, photographs, and audio files, should work together to create an online interface capable of supporting a self-guided tour. Once created, the self-guided tour should be uploaded to the City’s mobile app and advertised to residents and visitors once created.

Policy 6.3: Collaborate with the Stevens Point Area Convention & Visitors Bureau & Portage County Historical Society in Submitting a Grant Application Through the Wisconsin Heritage Tourism Program.

In the 1990s, the Wisconsin Department of Tourism established the Wisconsin Heritage Tourism Program. The

Program is intended for a municipality, its local tourism organization, and its local historical society to partner and receive technical advice from the Wisconsin Department of Tourism to produce long-term development plans, preservation, and marketing approaches resulting in increased tourism. Several projects in Wisconsin have been completed due to being enrolled in the Wisconsin Heritage Tourism Program, such as the Timber Trails in the Chippewa Valley region and the Heritage Highways created along Lake Superior communities. The City should work with the Stevens Point Area Convention & Visitors Bureau & Portage County Historical Society to create a project proposal and submit a program application.



Mathias Mitchell Public Square

Policy 6.4: Assess Historic Buildings and Sites that Contribute to Heritage Tourism.

Stevens Point has several historic buildings that contribute to its tourism economy, such as the Stevens Point Brewery and Old Main at the University of Wisconsin – Stevens Point. The City should work with the Stevens Point Area Convention & Visitors Bureau to conduct an audit of its’ historic inventory and determine which buildings and sites are considered tourist attractions. Once these buildings and sites are identified, the City and Stevens Point Area Convention & Visitors Bureau should produce marketing materials and publicize these locations through future tourism efforts.

Policy 6.5: Work with Community Organizations to Establish a History Museum or Facility in Stevens Point.

While the City and community organizations have made significant progress in promoting historic materials and artifacts to the public, they do so without a history museum or comparable facility in Stevens Point. Having a history museum would allow residents and visitors to interpret the history of Stevens Point, along with the need to preserve its historical, architectural, cultural, and societal resources. The City also has several documents and other artifacts that could be better suited as part of a history museum. While this recommendation will take years, the City should work with relevant organizations, institutions, and stakeholders to prioritize this for future planning.

Policy 6.6: Develop Branding Materials to Highlight Heritage Tourism Attractions in Stevens Point.

City staff and local organizations should partner to produce marketing strategies and materials to highlight heritage tourism attractions. Such materials should include more traditional publications such as maps, fliers and resources on online platforms, but also less traditional publications such as conducting bike tours of Stevens Point’s historic attractions.

Sense of Place

A successful preservation program in a community expands not only to a building or site, but also the surrounding streetscape. For decades, preservationists have sought to intergrate preservation principles within streetscape enhancements to achieve the following task - can a visitor of a community recognize that they are driving in a historic district without interpretive signage and monuments being present. This section

seeks to recommend specific improvements to streetscapes in Stevens Point to make historic districts more recognizable beyond building architecture.

Goal: Increase the Visual Recognition of Historic Resources.

Objective #1: Identify Streetscape Enhancements that Contributes to Adjacent Historic Buildings and Sites.

Policy 7.1: Support Public Transit Improvements Along Arterial and Collector Streets.

A vibrant transportation corridor is an area where multiple modes of transportation are provided in a safe and welcoming environment. One type of transportation accommodation is public transportation. Along Main Street and Clark Street, which serves the City’s downtown historic area and the Clark Street Historic District, one dozen bus stops are scattered along these two streets. While an appropriate number of bus stops exist, efforts should be made to make these bus stop locations safe and comfortable for potential users. Such efforts include providing bicycle parking at bus stops, increasing lighting, providing heated shelters at targeted locations, and improving its visibility. City staff should work with the City’s Central Transportation to determine financial mechanisms to support such bus stop improvements.



Clark Street, Looking West

Policy 7.2: Provide More Illumination and Public Art Along the Church Street Underpass.

The Church Street underpass is surrounded by multiple buildings eligible for listing in the National Register of Historic Places, such as the Wisconsin Central/Soo Line Railroad Depot, Soo Line Engine & Caboose, and the Canadian National Railroad Yard Complex. The Church Street underpass, located on an arterial street serving the aforementioned historic resources, is viewed as unwelcoming and unsafe for commuters in the area, particularly for bicyclists and pedestrians. Increasing lighting at the underpass would improve the perceived safety of the underpass while incorporating public art is a tasteful approach that would complement the adjacent historic area north of the railroad.

Policy 7.3: Collaborate with the University of Wisconsin – Stevens Point to Incorporate Landscaping Improvements and Public Art Along Main Street in Front of Old Main.

The University of Wisconsin – Stevens Point maintains a presence along Main Street, contributing to the Clark Street – Main Street Historic District. The University’s Facilities Management Department maintains a Campus Landscaping Plan, identifying locations for new landscaping and the type of species preferred. City staff and University officials should work together to determine appropriate landscaping and public decorations to install within the Main Street Right-of-Way between Reserve Street and Fremont Street.

Policy 7.4: Work with the Downtown Business Improvement District to Provide Flowers and Other

Low-Rise Vegetation Along Main Street and Clark Street.

Downtown business owners have identified a desire for a beautification campaign by planting flowers and other vegetation at targeted locations. Flowers and other low-rise vegetation planted in the ground or low-rise planters are not preferred due to their collection of garbage and other refuse materials. The Stevens Point Alliance and Downtown Business Improvement District, two organizations promoting vitality in Downtown Stevens Point, should determine landscaping improvements agreed upon by business owners that complement the historic streetscape of these two corridors.



Old Main
University of Wisconsin-Stevens Point

Policy 7.5: Evaluate and Implement Lighting Improvements that are Context-Sensitive.

Improving the lighting along historic streetscapes is crucial to providing a safe environment for foot traffic. City staff should work to establish a policy for the type of light fixture that is recommended to be installed along streets that intersect historic areas. Light fixtures installed along Third Street in the 2010s should be used as a template. As State highways intersect Stevens Point historic areas (i.e., Centerpoint Drive, Water Street, Main Street, and Clark Street), the City should have and maintain dialogue with Wisconsin Department of Transportation officials to determine their appetite for swapping out their tall light fixtures for more pedestrian-friendly fixtures.

Policy 7.6: Collaborate with City departments to Adopt an ADA Transition Plan.

Several City departments and commissions, such as the Community Development Department and Bicycle & Pedestrian Street Safety Commission, have expressed the need to produce an ADA Transition Plan. An ADA Transition Plan, required for public entities with more than 50 employees, is a planning document that identifies and plans to remove accessibility barriers as part of a community’s transportation network and public buildings. Applicable City departments and commissions should strategize a timeline for producing the planning document, determining who will create the plan, and determining stakeholders to be involved in the planning process.

Objective #2: Encourage Improvements to Historic Buildings and Sites that Contributes to a Broader Historic District.

Policy 7.7: Incorporate Brick, Cobblestone, or Stamped Concrete Sidewalks for New Construction on Undeveloped Parcels.

Historic streetscapes were historically unpaved until the late 1800s, when the dirt surface was replaced with cobblestone and brick. Roads within Downtown Stevens Point used to have cobblestone streets; however, those streets were gradually replaced with asphalt or concrete surfaces throughout the twentieth century. Incorporating a sidewalk design that pays homage to the historic streetscape of the Downtown can accent and improve the surrounding historic buildings and sites. For new development within the downtown, such as the Shopko block, former Edgewater Manor site, and brownfield site between Water Street and Crosby Avenue, the City should work with developers in incorporating either a cobblestone, brick or stamped concrete sidewalk as part of new construction.

Policy 7.8: Collaborate with Property Owners to Encourage the Long-Term Maintenance of Existing Murals.

In 2023, the Stevens Point Common Council adopted its first mural ordinance governing the painting of murals on historic properties. Before 2023, all murals were considered by the Historic Preservation / Design Review Commission based on 1.) the mural not being a sign, 2.) the mural being painted on a wall that was historically painted, and 3.) the mural contributes to local, state or national historical importance. While the murals painted on historic buildings contributed to Downtown revitalization efforts in the 2000s, such murals were painted in a manner not consistent with the health and preservation of the buildings that were painted on. For example, a handful of murals in the Downtown take up 100% of a building’s wall. Applying paint on a masonry façade is not welcomed. The paint blocks moisture transfer from the interior of the building to the exterior. The moisture gets trapped inside the brick material itself, raising the moisture content of the brick. When the temperature drops, moisture freezes inside the brick’s pores and cracks the brick apart from the inside.

The Historic Preservation / Design Review Commission should identify murals that could pose long-term harm to the buildings that they are painted on. Once identified, the Commission and City staff should promote dialogue with the building’s owner to outline rehabilitation efforts that could occur to improve the preservation of both the mural and the historic building, including the possibility of removing the mural.

Policy 7.9: Prioritize the Implementation of the City’s Comprehensive Outdoor & Recreation Plan for Parks and Open Spaces that Contribute to a Historic District.

Several City parks are located within and adjacent to historic areas, including Pfiffner Park, Grant Park, and Seramur Park. Historic preservation advocates have long argued that parks and recreational amenities near historic districts contribute to and enhance the area’s historic integrity. The City should seek to implement recommended projects for these parks as identified in the Comprehensive Outdoor and Recreation Plan.



Pfiffner Park

Education and Advocacy

An area of opportunity to improve preservation administration, as expressed by city residents, is to increase education and advocacy efforts. Education efforts pays significant dividends to promote historic preservation in a community, such as increasing recognition of both architectural sites and individuals that have contributed to its founding. Through public surveys, Stevens Point residents provided direction as to what educational and advocacy programming that they would like to see incorporated. This section outlines recommendations to be implemented by City staff and community stakeholders.

Goal: Highlight Stevens Point’s History and the Importance of Historic Preservation.

Objective #1: Assist Property Owners of Historic Buildings with the Benefits of Historic Preservation and the Requirements of Owning a Historic Site.

Policy 8.1: Partner with Realtors and Financial Institutions to Provide Informational Materials to New Homeowners About the History of their Historic Building, Regulations, and Resources Available to Them.

Realtors and financial institutions are some of the first parties a prospective property owner engages with when purchasing a historic property. The City should partner with local realtors and financial institutions to provide training events to educate them about the history of a historic building for sale, regulations for owning property in a historic district, and resources that are available to them. When engaging with realtors, priority should also be given to individuals who list a limited number of buildings annually – not solely larger realtor groups.

Policy 8.2: Develop an Educational Handbook for Property Owners.

Owners of historic buildings have continually conveyed concerns about not knowing the ‘do’s and don’ts’ of owning a historic property, such as architectural requirements, the history of their building and area, and online resources. City staff should provide a comprehensive handbook that outlines all necessary information and begin an outreach strategy to convey this handbook to selected individuals.

Policy 8.3: Partner with the Wisconsin Main Street Program to Provide Design Assistance to Property Owners and Contractors who Propose Improvements on a Historic Building and Site.

In 2023, Stevens Point became a Main Street Community, a program offered through the Wisconsin Economic Development Corporation that provides technical assistance to promote downtown vitality and growth. One advantage of being a Main Street Community is that the Wisconsin Economic Development Corporation provides design assistance to property owners and contractors when designing proposed improvements on their historic buildings. The City should promote and leverage this technical assistance opportunity to ensure a smooth application process for property owners receiving design review approval from the Historic Preservation / Design Review Commission.

Objective #2: Identify Platforms to Release Educational Programming that is Inclusive for all Stakeholders.

Policy 8.4: Create an Annual Report on Historic Preservation in Stevens Point and Present it to the Historic Preservation / Design Review Commission and Common Council.

An issue experienced by City staff is that residents and other preservation stakeholders are generally unaware of what preservation efforts have been made over the years. To improve the existing communication gap, the City should create an annual report on the status of historic preservation in Stevens Point. This report should be made with outside preservation organizations (e.g., Portage County Historical Society). It should identify key preservation initiatives in the past year, selected building improvements, and key statistics. Within this report, there should also be a list of endangered historic buildings and improvements. Such a list would bring awareness and promote community action of historic buildings, within the city’s inventory, under a near and long-term threat.

Policy 8.5: Include Meeting Minutes of the Historic Preservation / Design Review Commission on

Common Council Agendas for Approval.

Meeting minutes of the Historic Preservation / Design Review Commission are reviewed and approved solely by the Commission. In contrast, other City commissions that are advisory to the Common Council present meeting minutes to the Council for consideration. The City should require Historic Preservation / Design Review Commission meetings to be approved by the Council to increase awareness of Commission actions to Council members and members of the public who read monthly Council agendas.

Policy 8.6: Produce Regular Newsletters to Property Owners of Historic Buildings.

Given the regular ownership transfers of historic buildings, a continuous educational campaign should be directed to property owners to ensure that all stakeholders are up-to-date on new preservation strategies, statistics, and regulatory practices. Several communities with a larger historic inventory have produced regular newsletters sent out by the municipal government. At a minimum, two newsletters should be sent out yearly. However, additional newsletters may be necessary depending on public perception.

Policy 8.7: Partner with the University of Wisconsin – Stevens Point and Area High Schools to Produce Workshops with Students and Community Advocates on the Importance of Historic Preservation.

As Stevens Point is home to a four-year public university with a history department, the City needs to leverage this resource in disseminating and releasing information on historic preservation to the public. Like workshops that the University’s Center for Land Use Education produces for zoning and land use topics, the City should partner with the University’s History Department in holding community workshops that bring awareness to historic preservation’s importance.



Policy 8.8: Create an Awards Program that Recognizes Property Owners of Successful Historic Preservation Projects.

Public recognition of successful projects can sometimes spur additional persons to produce a similar project. In Stevens Point, several preservation projects – from building improvements to public informational campaigns and community empowerment – could occur. For property owners, residents, and other community stakeholders who willingly perform preservation projects, an awards program should be created to recognize these preservation efforts.

Objective #3: Showcase Historic Buildings that have been Demolished in the Past.

Policy 8.9: Establish an Online Database of the City’s Historic Collection.

As mentioned earlier, the City contains a number of archival records for many historic buildings. These records include historic photographs, building permit information, and past exterior improvements that may have been made to a building. While this will be a long-term project, the City should work to create an online database of select archival records tied to a historic property.

Policy 8.10: Create Online Tours and Websites About Lost Buildings Consequential to the History of Stevens Point.

Several buildings have been demolished over the last one hundred years. As the number of years removed from a historic building’s demolition increases, so does the community’s knowledge of the lost building. The City and other preservation advocates should work to assemble information and records on lost buildings, and disperse the information through multiple platforms (e.g., tours, website development, podcasts, etc.).

Objective #4: Improve Communication Between City Stakeholders and Preservation Advocates.

Policy 8.11: Create an Ambassador Program that Focuses on Historic Preservation.

Like neighborhood planning efforts, ambassadors are highly important for better-executing policies and a shared vision for a particular planning initiative. In larger communities, an ambassador program has been established, where preservation advocates are selected to explain the benefits of preservation to members of the public, listen and share lived experiences, and better understand success stories and concerns. Having an ambassador program ensures that the pulse of preservation in Stevens Point is constantly measured.

Policy 8.12: Amend the Noticing Process of Proposals Before the Historic Preservation / Design Review Commission for Consideration.



Portage County Courthouse (1910)⁹⁴



Carnegie Library (1905)⁹⁵

Currently, the process for a proposal going before the Historic Preservation / Design Review Commission consists of an applicant completing a design review application. In discussions with community stakeholders, it is desired that surrounding property owners be notified of a design review request before the Commission. Such notification is similar to when a property owner applies for a conditional use permit before the City’s Plan Commission, and property owners within 200 feet of the subject property are notified of the request in advance.

Some communities have required that a small promotional sign be inserted in the front yard of a property seeking design review approval as part of the design review application. The City’s Historic Preservation / Design Review Commission should consider a similar notice requirement to increase public recognition and awareness of preservation in Stevens Point.



7. Implementation Matrix

"How will we know it is us without our past?"^{96, 97}

John Steinbeck
The Grapes of Wrath

Policy Recommendation	Timeline to Complete	Cost Estimate	Partners	Priority
Surveying Efforts & Priorities				
Policy 1.1: Complete a Citywide Intensive Survey by 2036.	10-15 Years	\$\$	HPDRC, City	High
Policy 1.2: Resurvey the Proposed Church of the Intercession – St. Stephens R.C. Church Historic District.	1-5 Years	\$	HPDRC, City	High
Policy 1.3: Resurvey the Proposed Pine Street – Plover Street Historic District.	5-10 Years	\$\$	HPDRC, City	Low
Policy 1.4: Prioritize Areas in Stevens Point for Future Surveying Efforts.	5-10 Years	\$	HPDRC, City, BID, OCS	Medium
Policy 1.5: Prioritize Areas in Stevens Point to Conduct an Archeological Survey.	5-10 Years	\$	HPDRC, City, OCS	High

\$ = Low Cost
 \$\$ = Medium Cost
 \$\$\$ = High Cost

HPDRC = Historic Preservation / Design Review Commission; City = City of Stevens Point; BID = Downtown Business Improvement District Board; PC = Plan Commission; OCS = Other Community Stakeholders (e.g., churches, schools, community advocates, public and private organizations).

Policy Recommendation	Timeline to Complete	Cost Estimate	Partners	Priority
Policy 1.6: Promote Future Research and Documentation of the Following Ethnic and Social Groups within Stevens Point: the Indigenous Population, Eastern Europeans, Scandinavians, Hmong, Women, Latinx and LGBTQIA+.	5-10 Years	\$\$	City, OCS	Medium
Local and National District Nominations				
Policy 2.1: Designate the City Block Bounded by Clark Street, Division Street, Ellis Street, and Rogers Street to the Downtown Design Review District.	1-5 Years	\$	HPDRC, City, OCS	High
Policy 2.2: Expand the District Boundary of the Clark Street Historic District to Match the Boundary of the Clark Street – Main Street Historic District.	1-5 Years	\$	HPDRC, City, OCS	High
Policy 2.3: Promote Dialogue with Property Owners of Historic Sites to Encourage Local Landmark Designation Requests.	Ongoing	\$	HPDRC, City, OCS	Medium
Policy 2.4: Require Property Owner Consent for Local Historic District Nominations.	1-5 Years	\$	HPDRC, City	Medium

\$ = Low Cost
\$\$ = Medium Cost
\$\$\$ = High Cost

HPDRC = Historic Preservation / Design Review Commission; City = City of Stevens Point; BID = Downtown Business Improvement District Board; PC = Plan Commission;
OCS = Other Community Stakeholders (e.g., churches, schools, community advocates, public and private organizations).

Policy Recommendation	Timeline to Complete	Cost Estimate	Partners	Priority
Policy 2.5: Prepare an annual report of each eligible National Historic District.	Ongoing	\$	City	Low
Policy 2.6: Designate the Church of the Intercession – St. Stephens R.C. Church Historic District to the National Register of Historic Places if a Future Intensive Survey Confirms Eligibility to the National Register.	5-10 Years	\$\$	HPDRC, City	Medium
Policy 2.7: Designate the Pine Street – Plover Street Historic District to the National Register.	5-10 Years	\$\$	HPDRC, City	Medium
Policy 2.8: Prioritize Buildings and Properties Under City Ownership for National Register Nominations.	Ongoing	\$\$	City	Medium
Ordinance Amendments				
Policy 3.1: Adopt a Demolition Delay Ordinance.	1-5 Years	\$	HPDRC, City	High

\$ = Low Cost
 \$\$ = Medium Cost
 \$\$\$ = High Cost

HPDRC = Historic Preservation / Design Review Commission; City = City of Stevens Point; BID = Downtown Business Improvement District Board; PC = Plan Commission; OCS = Other Community Stakeholders (e.g., churches, schools, community advocates, public and private organizations).

Policy Recommendation	Timeline to Complete	Cost Estimate	Partners	Priority
Policy 3.2: Incorporate Economic Hardship Provisions within the City's Historic Preservation Ordinance.	1-5 Years	\$	HPDRC, City	High
Policy 3.3: Consider Requiring Façade Easements for Building Projects Receiving Financial Assistance from the City.	5-10 Years	\$	HPDRC, City, BID, OCS	Medium
Policy 3.4: Promote the Adaptive Reuse of Historic Buildings as a Sustainability Initiative.	Ongoing	\$\$	City, OCS	Medium
Policy 3.5: Encourage the Reusing of Building Materials for Historic Buildings that were Demolished.	Ongoing	\$	City, OCS	Low
Policy 3.6: Incorporate Sustainable Design Standards within the Historic Preservation / Design Review Commission's Design Guidelines.	1-5 Years	\$	HPDRC, City	High
Policy 3.7: Adopt Design Guidelines About the Commercial Use of a Historic Building's Rooftop.	1-5 Years	\$	HPDRC, City, BID	Medium

\$ = Low Cost
 \$\$ = Medium Cost
 \$\$\$ = High Cost

HPDRC = Historic Preservation / Design Review Commission; City = City of Stevens Point; BID = Downtown Business Improvement District Board; PC = Plan Commission; OCS = Other Community Stakeholders (e.g., churches, schools, community advocates, public and private organizations).

Policy Recommendation	Timeline to Complete	Cost Estimate	Partners	Priority
Policy 3.8: Provide Training Opportunities for Historic Preservation / Design Review Commission.	Ongoing	\$\$	HPDRC, City	Medium
Zoning & Development				
Policy 4.1: Create Conservation Districts Matching Eligible National Historic District Boundaries.	5-10 Years	\$	City, PC, OCS	Medium
Policy 4.2: Consolidate and Match Applicable Rules and Regulations Between the Design Guidelines and Zoning Ordinance.	1-5 Years	\$	City, PC	High
Policy 4.3: Amend the 'Downtown District' Future Land Use Criterion to Prioritize Mixed-Use Development Among Historic Buildings Along Main Street and Clark Street within the Downtown Design Review District.	1-5 Years	\$	City, PC, BID, OCS	Medium

\$ = Low Cost
 \$\$ = Medium Cost
 \$\$\$ = High Cost

HPDRC = Historic Preservation / Design Review Commission; City = City of Stevens Point; BID = Downtown Business Improvement District Board; PC = Plan Commission; OCS = Other Community Stakeholders (e.g., churches, schools, community advocates, public and private organizations).

Policy Recommendation	Timeline to Complete	Cost Estimate	Partners	Priority
Policy 4.4: Promote the Rooftop Activation of Historic Buildings within the ‘Housing’ and ‘Land Use’ Elements of the Stevens Point Comprehensive Plan.	1-5 Years	\$	City, PC	Low
Policy 4.5: Encourage the Adaptive Reuse of Historic Buildings, Particularly Vacant Second Floors, as an Option to Meet Affordable Housing Demand.	5-10 Years	\$\$	City, PC, BID, OCS	High
Financial Assistance				
Policy 5.1: Amend the City’s Façade Improvement Grant Program to Encourage Greater Use.	1-5 Years	\$	HPDRC, City	High
Policy 5.2: Promote the City’s New Downtown Window Reopening Grant Program.	1-5 Years	\$	HPDRC, City	Medium
Policy 5.3: Create a Revolving Loan Fund for Building Rehabilitation Projects.	1-5 Years	\$\$	City	High

\$ = Low Cost
 \$\$ = Medium Cost
 \$\$\$ = High Cost

HPDRC = Historic Preservation / Design Review Commission; City = City of Stevens Point; BID = Downtown Business Improvement District Board; PC = Plan Commission; OCS = Other Community Stakeholders (e.g., churches, schools, community advocates, public and private organizations).

Policy Recommendation	Timeline to Complete	Cost Estimate	Partners	Priority
Policy 5.4: Partner with the Downtown Business Improvement District to Create a Commercial Revitalization Fund.	5-10 Years	\$\$	City, BID	Low
Policy 5.5: New Financial Assistance Programs Should Prioritize Single- and Two-Family Residential Areas.	5-10 Years	\$\$	City	Medium
Policy 5.6: Provide Technical Assistance to Property Owners in Submitting Rehabilitation Tax Credit Applications.	Ongoing	\$	City, OCS	High
Policy 5.7: Publicize and Encourage State and National Historic District Property Owners to Apply for Tax Credits.	Ongoing	\$	City, OCS	High
Policy 5.8: Create a Comprehensive List of State, Federal, and Non-Profit Funding Sources and Publish it on the City's Website.	1-5 Years	\$	City	High
Policy 5.9: Prioritize Community Development Block Grant Funds for Historic Areas Not Within a local historic district and design review district.	10-20 Years	\$\$\$	City	Low

\$ = Low Cost
\$\$ = Medium Cost
\$\$\$ = High Cost

HPDRC = Historic Preservation / Design Review Commission; City = City of Stevens Point; BID = Downtown Business Improvement District Board; PC = Plan Commission; OCS = Other Community Stakeholders (e.g., churches, schools, community advocates, public and private organizations).

Policy Recommendation	Timeline to Complete	Cost Estimate	Partners	Priority
Tourism				
Policy 6.1: Create a Plaque Program to Showcase Historic Buildings, Sites, and Improvements, Both Existing and Lost.	1-5 Years	\$	HPDRC, City, OCS	High
Policy 6.2: Partner with the Portage County Historical Society to Create a Virtual Walking Tour of Stevens Point’s Historic Areas.	1-5 Years	\$\$	City, OCS	High
Policy 6.3: Collaborate with the Stevens Point Area Convention & Visitors Bureau & Portage County Historical Society in Submitting a Grant Application Through the Wisconsin Heritage Tourism Program.	5-10 Years	\$\$	City, OCS	Medium
Policy 6.4: Assess Historic Buildings and Sites that Contribute to Heritage Tourism.	5-10 Years	\$\$	City, OCS	Low
Policy 6.5: Work with Community Organizations to Establish a History Museum or Facility in Stevens Point.	10-20 Years	\$\$\$	City, OCS	Medium

\$ = Low Cost
\$\$ = Medium Cost
\$\$\$ = High Cost

HPDRC = Historic Preservation / Design Review Commission; City = City of Stevens Point; BID = Downtown Business Improvement District Board; PC = Plan Commission;
OCS = Other Community Stakeholders (e.g., churches, schools, community advocates, public and private organizations).

Policy Recommendation	Timeline to Complete	Cost Estimate	Partners	Priority
Policy 6.6: Develop Branding Materials to Highlight Heritage Tourism Attractions in Stevens Point.	5-10 Years	\$\$	City, OCS	Low
Sense of Place				
Policy 7.1: Support Public Transit Improvements Along Arterial and Collector Streets.	10-20 Years	\$\$\$	City, OCS	Medium
Policy 7.2: Provide More Illumination and Public Art Along the Church Street Underpass.	5-10 Years	\$\$	City, OCS	Low
Policy 7.3: Collaborate with the University of Wisconsin – Stevens Point to Incorporate Landscaping Improvements Along Clark Street in Front of Old Main.	10-20 Years	\$\$	City, OCS	Medium
Policy 7.4: Work with the Stevens Point Alliance and Downtown Business Improvement District to Provide Flowers and Other Low-Rise Vegetation Along Main Street and Clark Street.	5-10 Years	\$\$	City, BID, OCS	Low

\$ = Low Cost
\$\$ = Medium Cost
\$\$\$ = High Cost

HPDRC = Historic Preservation / Design Review Commission; City = City of Stevens Point; BID = Downtown Business Improvement District Board; PC = Plan Commission;
OCS = Other Community Stakeholders (e.g., churches, schools, community advocates, public and private organizations).

Policy Recommendation	Timeline to Complete	Cost Estimate	Partners	Priority
Policy 7.5: Evaluate and Implement Lighting Improvements that are Context-Sensitive.	10-20 Years	\$\$\$	City, OCS	Medium
Policy 7.6: Collaborate with City departments to Adopt an ADA Transition Plan.	5-10 Years	\$\$	City, OCS	High
Policy 7.7: Incorporate Brick, Cobblestone, or Stamped Concrete Sidewalks for New Construction on Undeveloped Parcels.	Ongoing	\$\$	City, OCS	Medium
Policy 7.8: Collaborate with Property Owners to Encourage the Long-Term Maintenance of Existing Murals.	Ongoing	\$	City, OCS	High
Policy 7.9: Prioritize the Implementation of the City's Comprehensive Outdoor & Recreation Plan for Parks and Open Spaces that Contribute to a Historic District.	Ongoing	\$\$	HPDRC, City, OCS	Medium

\$ = Low Cost
\$\$ = Medium Cost
\$\$\$ = High Cost

HPDRC = Historic Preservation / Design Review Commission; City = City of Stevens Point; BID = Downtown Business Improvement District Board; PC = Plan Commission;
OCS = Other Community Stakeholders (e.g., churches, schools, community advocates, public and private organizations).

Policy Recommendation	Timeline to Complete	Cost Estimate	Partners	Priority
Education & Advocacy				
Policy 8.1: Partner with Realtors and Financial Institutions to Provide Informational Materials to New Homeowners About the History of their Historic Building, Regulations, and Resources Available to Them.	1-5 Years	\$\$	HPDRC, City, OCS	High
Policy 8.2: Develop an Educational Handbook for Property Owners.	1-5 Years	\$\$	City	High
Policy 8.3: Partner with the Wisconsin Main Street Program to Provide Design Assistance to Property Owners and Contractors who Propose Improvements on a Historic Building and Site.	Ongoing	\$	City, OCS	Medium
Policy 8.4: Create an Annual Report on Historic Preservation in Stevens Point and Present it to the Historic Preservation / Design Review Commission and Common Council.	Ongoing	\$	City	Low
Policy 8.5: Include Meeting Minutes of the Historic Preservation / Design Review Commission on Common Council Agendas for Approval.	Ongoing	\$	City	Medium

\$ = Low Cost
\$\$ = Medium Cost
\$\$\$ = High Cost

HPDRC = Historic Preservation / Design Review Commission; City = City of Stevens Point; BID = Downtown Business Improvement District Board; PC = Plan Commission; OCS = Other Community Stakeholders (e.g., churches, schools, community advocates, public and private organizations).

Policy Recommendation	Timeline to Complete	Cost Estimate	Partners	Priority
Policy 8.6: Produce Regular Newsletters to Property Owners of Historic Buildings.	Ongoing	\$	City, OCS	Low
Policy 8.7: Partner with the University of Wisconsin – Stevens Point to Produce Workshops with Students and Community Advocates on the Importance of Historic Preservation.	Ongoing	\$\$	HPDRC, City, OCS	Medium
Policy 8.8: Create an Awards Program that Recognizes Property Owners of Successful Historic Preservation Projects.	Ongoing	\$	City	Low
Policy 8.9: Establish an Online Database of the City’s Historic Collection.	5-10 Years	\$\$	City	High
Policy 8.10: Create Online Tours and Websites About Lost Buildings Consequential to the History of Stevens Point.	5-10 Years	\$\$	City, OCS	High

\$ = Low Cost
\$\$ = Medium Cost
\$\$\$ = High Cost

HPDRC = Historic Preservation / Design Review Commission; City = City of Stevens Point; BID = Downtown Business Improvement District Board; PC = Plan Commission;
OCS = Other Community Stakeholders (e.g., churches, schools, community advocates, public and private organizations).

Policy Recommendation	Timeline to Complete	Cost Estimate	Partners	Priority
Policy 8.11: Create an Ambassador Program that Focuses on Historic Preservation.	5-10 Years	\$\$	City, OCS	Low
Policy 8.12: Amend the Noticing Process of Proposals Before the Historic Preservation / Design Review Commission for Consideration.	1-5 Years	\$	City	High

\$ = Low Cost
\$\$ = Medium Cost
\$\$\$ = High Cost

HPDRC = Historic Preservation / Design Review Commission; City = City of Stevens Point; BID = Downtown Business Improvement District Board; PC = Plan Commission;
OCS = Other Community Stakeholders (e.g., churches, schools, community advocates, public and private organizations).

Grand Opera House, Stevens Point, Wis.



Grand Opera House, circa 1910.⁹⁸

8.

Appendix

Works Cited

1. Wisconsin Historical Society, Author Unknown, Consolidated Papers, Inc., Image ID 38698. Viewed online at: <https://www.wisconsinhistory.org/Records/Image/IM38698>.

2. Wisconsin Historical Society, Author Unknown, Opera House in Stevens Point, Image ID 38661. Viewed online at: <https://www.wisconsinhistory.org/Records/Image/IM38661>.

3. University of Florida, William Murtagh, *The Preservation Conversation*. Viewed online at: <https://exhibits.uflib.ufl.edu/shepard/>.

4. Wisconsin Historical Society, Reton Bros. & Co., Hotel Sellers in Stevens Point, Image ID 38656. Viewed online at: <https://www.wisconsinhistory.org/Records/Image/IM38656>.

5. Rosholt, Malcolm (1959). *Our County Our Story: Portage County, Wisconsin*, Worzalla Publishing Company, pg. 424.

6. Rosholt, Malcolm (1959). *Our County Our Story: Portage County, Wisconsin*, Worzalla Publishing Company, pg. 425.

7. Rosholt, Malcolm (1959). *Our County Our Story: Portage County, Wisconsin*, Worzalla Publishing Company, pg. 467.

8. Rosholt, Malcolm (1959). *Our County Our Story: Portage County, Wisconsin*, Worzalla Publishing Company, pg. 468.

9. Ibid.

10. Rosholt, Malcolm (1959). *Our County Our Story: Portage County, Wisconsin*, Worzalla Publishing Company, pg. 436.

11. Ibid.

12. Ibid.

13. Portage County Historical Society. About, Viewed online at: <https://www.pchswi.org/about>.

14. Wisconsin Historical Society, Author Unknown, Wagon Bridge, Stevens Point, Wisconsin, Image ID 38708. Viewed online at: <https://www.wisconsinhistory.org/Records/Image/IM38708>.

15. Portage County Historical Society. Visit, Viewed online at: <https://www.pchswi.org/museums>.

16. National Park Service (2024). National Historic Preservation Act, Viewed online at: <https://www.nps.gov/subjects/historicpreservation/national-historic-preservation-act.htm>.

17. Rosholt, Malcolm (1959). *Our County Our Story: Portage County, Wisconsin*, Worzalla Publishing Company, pg. 403-466.

18. Wisconsin Historical Society, Author Unknown, Stevens Point Railroad Bridge, Image ID 24601. Viewed online at: <https://www.wisconsinhistory.org/Records/Image/IM24601>.

19. National Park Service (2024). National Historic Preservation Act, Viewed online at: <https://www.nps.gov/subjects/historicpreservation/national-historic-preservation-act.htm>.

20. Wisconsin Historical Society (2016). Wisconsin Historic Preservation Plan: 2016-2025.

21. Wisconsin Historical Society, Reton Bros. & Co., St. Peter’s Polish Catholic Church, Image ID 38652. Viewed online at: <https://www.wisconsinhistory.org/Records/Image/IM38652>.

22. Churchill, Winston (1943). Speech before the House of Lords. Viewed online at: https://www.worldscientific.com/doi/10.1142/9789813232501_0007?srsltid=AfmBOopoW4AbmGpXwUMyHae5RkYcmPhQ9HC0tCAXVGZEAdTmcyQbS8ic.

23. Heggland, Timothy (2011). *City of Stevens Point Intensive Survey Report*. Available online at: <https://stevenspoint.com/DocumentCenter/View/957/Historic-Intensive-Survey-Report-2011?bidId=>.

24. Wisconsin Historical Society, Author Unknown, Episcopal Church in Stevens Point, Image ID 38696. Available online at: <https://www.wisconsinhistory.org/Records/Image/IM38696>.

25. Wisconsin Historical Society, Author Unknown, Village of Stevens Point, Portage County, Wisconsin, Image ID 103288. Available online at: <https://www.wisconsinhistory.org/Records/Image/IM103288>.

26. Angelou, Maya, Year Unknown. Available at: https://www.brainyquote.com/quotes/maya_angelou_578808.

27. Rosholt, Malcolm (1959). *Our County Our Story: Portage County, Wisconsin*, Worzalla Publishing Company, pg. 122.

28. Rosholt, Malcolm (1959). *Our County Our Story: Portage County, Wisconsin*, Worzalla Publishing Company, pg. 124.

29. Rosholt, Malcolm (1959). *Our County Our Story: Portage County, Wisconsin*, Worzalla Publishing Company, pg. 127.

30. Ibid.

31. Ibid.

32. Rosholt, Malcolm (1959). *Our County Our Story: Portage County, Wisconsin*, Worzalla Publishing Company, pg. 128.

33. Ibid.

34. Stevens Point Journal (1960). *Rolnik, Polish Newspaper, Dies After 68 Years of Publication*. Available online at: <https://www.newspapers.com/article/stevens-point-journal/80336184/>.

35. Rosholt, Malcolm (1959). *Our County Our Story: Portage County, Wisconsin*, Worzalla Publishing Company, pg. 142.

36. Reinicke, Liam (2022). *Eastern European Immigration to Wisconsin*, University of Wisconsin. Available online at: <https://wi101.wisc.edu/eastern-european-immigration-to-wisconsin/>.

37. Ibid.

38. Ibid.

39. Rosholt, Malcolm (1959). *Our County Our Story: Portage County, Wisconsin*, Worzalla Publishing Company, pg. 112.

40. Rosholt, Malcolm (1959). *Our County Our Story: Portage County, Wisconsin*, Worzalla Publishing Company, pg. 113-114.

41. Rosholt, Malcolm (1959). *Our County Our Story: Portage County, Wisconsin*, Worzalla Publishing Company, pg. 120.

42. Ibid.

43. John Anderson Collection, Trinity Lutheran Church, c. 1910.

44. Rosholt, Malcolm (1959). *Our County Our Story: Portage County, Wisconsin*, Worzalla Publishing Company, pg. 121.

45. Reinicke, Liam (2022). *Eastern European Immigration to Wisconsin*, University of Wisconsin. Available online at: <https://wi101.wisc.edu/eastern-european-immigration-to-wisconsin/>.

46. Ibid.

47. Rosholt, Malcolm (1959). *Our County Our Story: Portage County, Wisconsin*, Worzalla Publishing Company, pg. 91.

48. Rosholt, Malcolm (1959). *Our County Our Story: Portage County, Wisconsin*, Worzalla Publishing Company, pg. 96.

49. Rosholt, Malcolm (1959). *Our County Our Story: Portage County, Wisconsin*, Worzalla Publishing Company, pg. 97.

50. Rosholt, Malcolm (1959). *Our County Our Story: Portage County, Wisconsin*, Worzalla Publishing Company, pg. 105.

51. Rosholt, Malcolm (1959). *Our County Our Story: Portage County, Wisconsin*, Worzalla Publishing Company, pg. 109.

52. Rosholt, Malcolm (1959). *Our County Our Story: Portage County, Wisconsin*, Worzalla Publishing Company, pg. 97.

53. Rosholt, Malcolm (1959). *Our County Our Story: Portage County, Wisconsin*, Worzalla Publishing Company, pg. 102-103.

54. Ibid.

55. Rosholt, Malcolm (1959). *Our County Our Story: Portage County, Wisconsin*, Worzalla Publishing Company, pg. 105-106.

56. Reinicke, Liam (2022). *Eastern European Immigration to Wisconsin*, University of Wisconsin. Available online at: <https://wi101.wisc.edu/eastern-european-immigration-to-wisconsin/>.

57. Ibid.

58. “Jewish (Immigration)” (1986), in Wyatt, Barbara L., editor. Cultural Resource Management in Wisconsin. Three volumes. Madison, Wisconsin: State Historical Society of Wisconsin.

59. Ibid.

60. Obituary, “Solomon Glover”, Stevens Point Journal, June 22, 1907, pg. 1.

61. “Jewish (Immigration)” (1986), in Wyatt, Barbara L., editor. Cultural Resource Management in Wisconsin. Three volumes. Madison, Wisconsin: State Historical Society of Wisconsin.

62. Bowersock, R.G. (1942), *The Story of Jewry in Stevens Point*, Portage County Historical Society Collection, University of Wisconsin-Stevens Point Area Research Center.

63. *Jewish Synagogue, Stevens Point Journal*, September 9, 1905.

64. Ibid.

65. Seiler, Mark (2008). *The Jewish Community of Stevens Point*, Worzalla Publishing Company.

66. Ibid.

67. Cohen, Sheila Terman. *What Happened To Wisconsin’s Once-Thriving Smaller Jewish Communities?*, WisContext. Available online at: <https://wiscontext.org/what-happened-wisconsins-once-thriving-smaller-jewish-communities>.

68. Yau, Jennifer (2005). *The Foreign-Born Hmong in the United States*, Migration Policy Institute. Available online at: <https://www.migrationpolicy.org/article/foreign-born-hmong-united-states>.

69. Ibid.

70. University of Wisconsin – Stevens Point (2013). *Timeline of Hmong in Portage County*, Hmong Documentary Project. Available online at: [https://www3.uwsp.edu/library/archives/Documents/hmongTimeline/Timeline%20of%20Hmong%20in%20Portage%20County%20\(November%2011,%202013\).pdf](https://www3.uwsp.edu/library/archives/Documents/hmongTimeline/Timeline%20of%20Hmong%20in%20Portage%20County%20(November%2011,%202013).pdf).

71. Ibid.

72. 96th United States Congress (1979). Refugee Act of 1979, available online at: <https://www.congress.gov/bill/96th-congress/>

senate-bill/643#:~:text=Refugee%20Act%20of%201980%20%2D%20%3DTitle,resettlement%20and%20absorption%20of%20those.

73. University of Wisconsin – Stevens Point (2013). *Timeline of Hmong in Portage County*, Hmong Documentary Project. Available online at: [https://www3.uwsp.edu/library/archives/Documents/hmongTimeline/Timeline%20of%20Hmong%20in%20Portage%20County%20\(November%2011,%202013\).pdf](https://www3.uwsp.edu/library/archives/Documents/hmongTimeline/Timeline%20of%20Hmong%20in%20Portage%20County%20(November%2011,%202013).pdf).

74. Ibid.

75. Ibid.

76. Ibid.

77. Ibid.

78. Applied Population Laboratory & the University of Wisconsin – Extension (2015). *Hmong in Wisconsin: A Statistical Overview*, University of Wisconsin. Available online at: https://cdn.apl.wisc.edu/publications/hmong_chartbook_2010.pdf.

79. University of Wisconsin – Stevens Point (2013). *Timeline of Hmong in Portage County*, Hmong Documentary Project. Available online at: [https://www3.uwsp.edu/library/archives/Documents/hmongTimeline/Timeline%20of%20Hmong%20in%20Portage%20County%20\(November%2011,%202013\).pdf](https://www3.uwsp.edu/library/archives/Documents/hmongTimeline/Timeline%20of%20Hmong%20in%20Portage%20County%20(November%2011,%202013).pdf).

80. Ibid.

81. Ibid.

82. Ibid.

83. U.S. Census Bureau, 2010 & 2020 United States Census.

84. National Archives (2024). Refugee Act of 1980, available online at: <https://archivesfoundation.org/documents/refugee-act-1980/>.

85. Stevens Point Area Convention & Visitors Bureau (2023). *4 Things to Know About the Downtown Stevens Point Historic Walking Tour*. Available online at: <https://www.stevenspointarea.com/blog/stories/post/know-before-you-go-historic-walking-tour/>.

86. Jacobs, Jane (1992). *The Death and Life of Great American Cities*, Vintage.

87. University of Wisconsin – Stevens Point Archives (1869). Available online at: <https://www3.uwsp.edu/library/archives/PublishingImages/main-street/liberty-pole-1869.jpg>.

88. Havighurst, Walter (2011). Available online at: <https://502.doinghistory.com/1007/#:~:text=Walter%20Havighurst%20that%20reinforces%20the,only%20the%20past%20can%20give.%E2%80%9D>.

89. Wisconsin Historical Society, E.C. Kropp Co., St. Stephen’s Church, Image ID 149532. Viewed online at: <https://www.wisconsinhistory.org/Records/Image/IM149532>.

90. University of Wisconsin – Stevens Point. *The Natural Divisions of Wisconsin, The Wisconsin Tension Zone*. Available online at: <https://www3.uwsp.edu/cnr-ap/leaf/SiteAssets/Pages/Wisconsin-Forestree/Lesson3S.pdf>.

91. National Park Service (2024). *Sustainability: Historic Preservation is Inherently a Sustainable Practice*. Available online at: <https://www.nps.gov/orgs/1739/sustainability.htm>.

92. Tryba Architects (2024). The Draper, Loveland, Colorado. Available online at: <https://www.trybaarchitects.com/portfolio/the-draper>.

93. City of Green Bay, Wisconsin (2024). Historic Preservation Revolving Loan Fund, Community and Economic Development Department. Available online at: <https://greenbaywi.gov/1157/HPRLF>.

94. Wisconsin Historical Society, Author Unknown, Portage County Courthouse, Image ID 38659. Viewed online at: <https://www.wisconsinhistory.org/Records/Image/IM38659>.

95. Wisconsin Historical Society, Author Unknown, Carnegie Library, Image ID 38706. Viewed online at: <https://www.wisconsinhistory.org/Records/Image/IM38706>.

96. University of Wisconsin – Stevens Point Archives (1898). Available online at: <https://www3.uwsp.edu/library/archives/PublishingImages/main-street/public-square-1896-1898.jpg>.

97. Steinbeck, John (2006). *The Grapes of Wrath*, Penguin Classics.

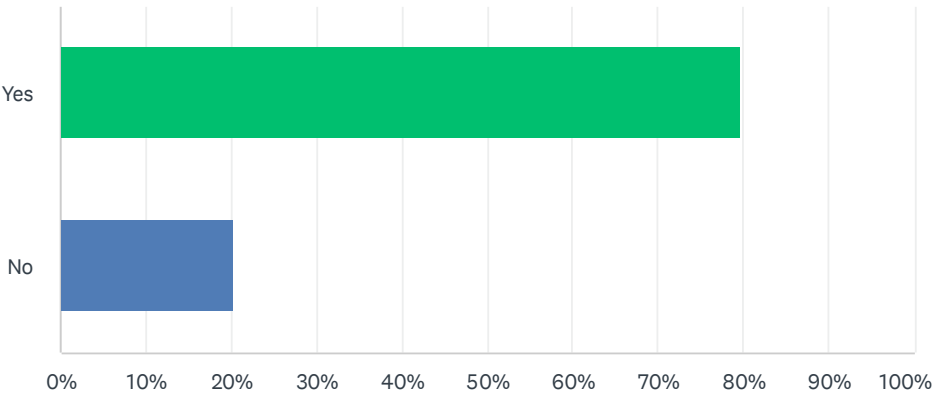
98. Wisconsin Historical Society, Author Unknown, Opera House in Stevens Point, Image ID 38661. Viewed online at: <https://www.wisconsinhistory.org/Records/Image/IM38661>.

Survey Results

Results from the community survey that took place during May of 2024 are enclosed.

Q1 Do you live in Stevens Point?

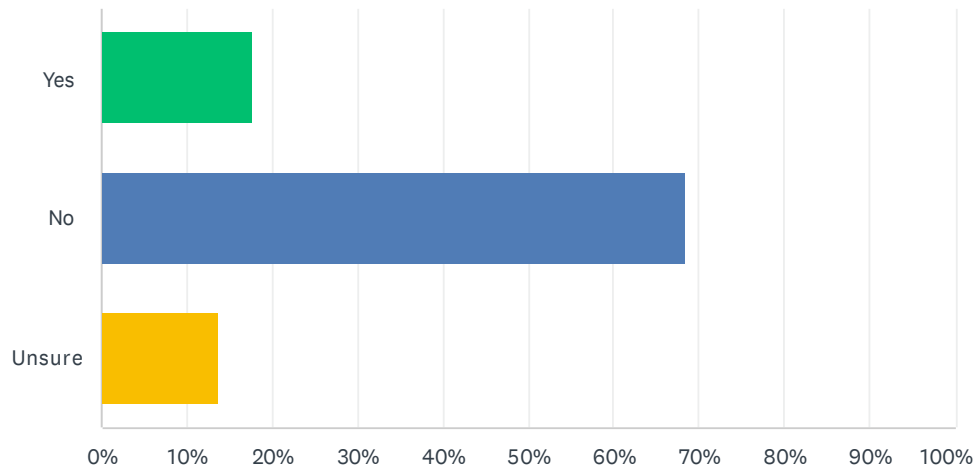
Answered: 124 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	79.84%	99
No	20.16%	25
TOTAL		124

Q2 Do you live in a historic district?

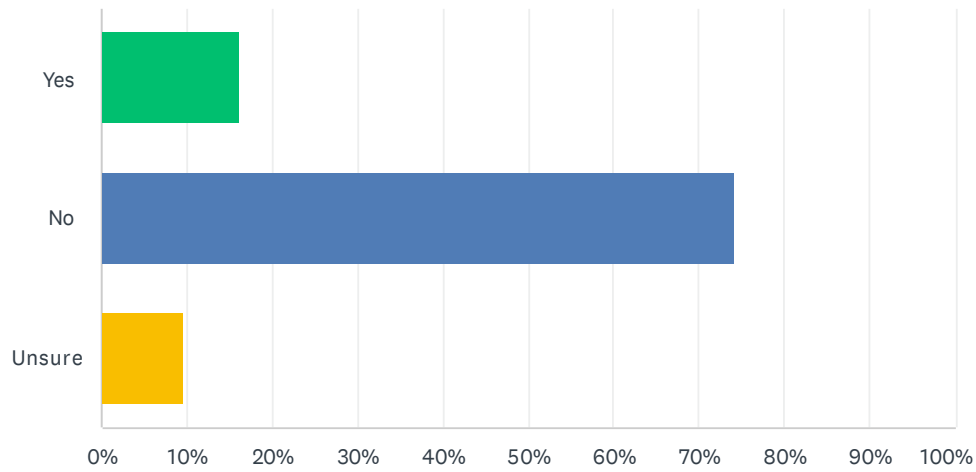
Answered: 124 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	17.74%	22
No	68.55%	85
Unsure	13.71%	17
TOTAL		124

Q3 Are you a property owner in a historic district?

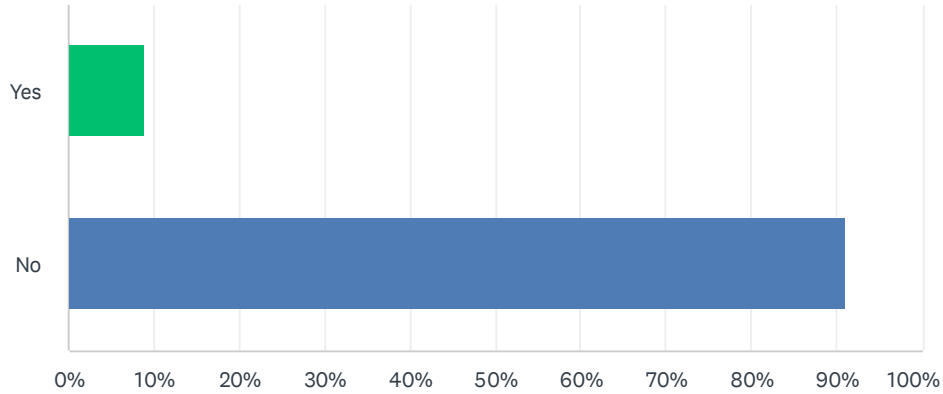
Answered: 124 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	16.13%	20
No	74.19%	92
Unsure	9.68%	12
TOTAL		124

Q4 Have you ever completed a project which was regulated by the City for historic preservation?

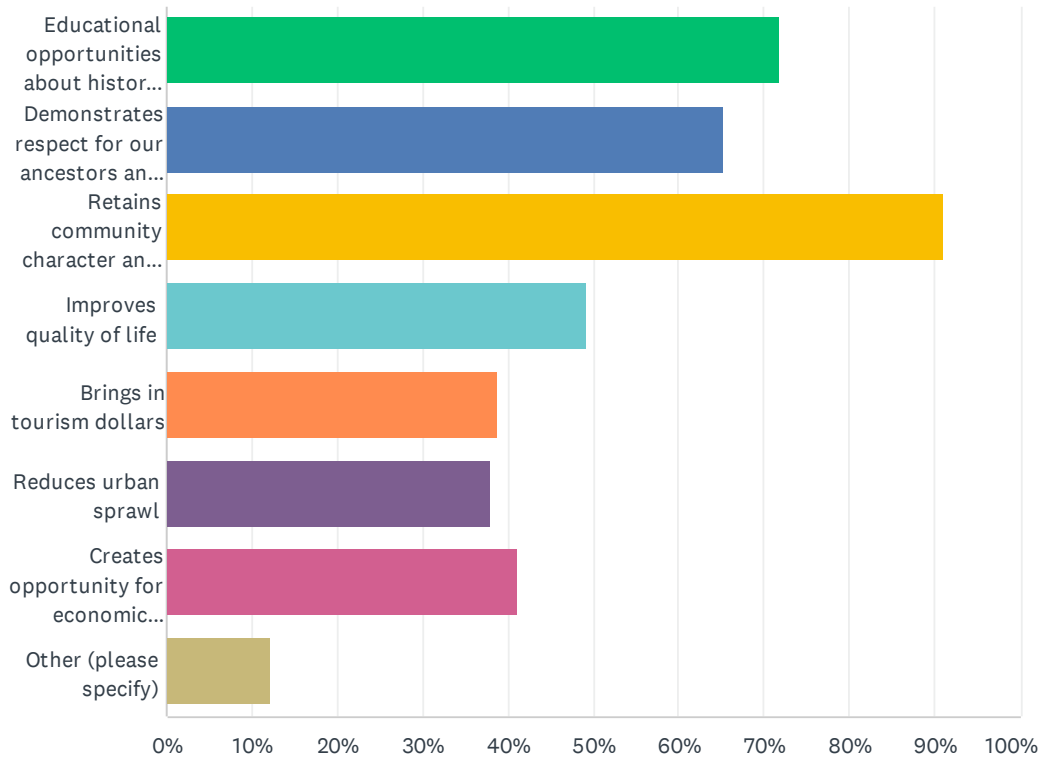
Answered: 124 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	8.87%	11
No	91.13%	113
TOTAL		124

Q5 In your opinion, why is it important to preserve Stevens Point's historic resources? Please select all that apply.

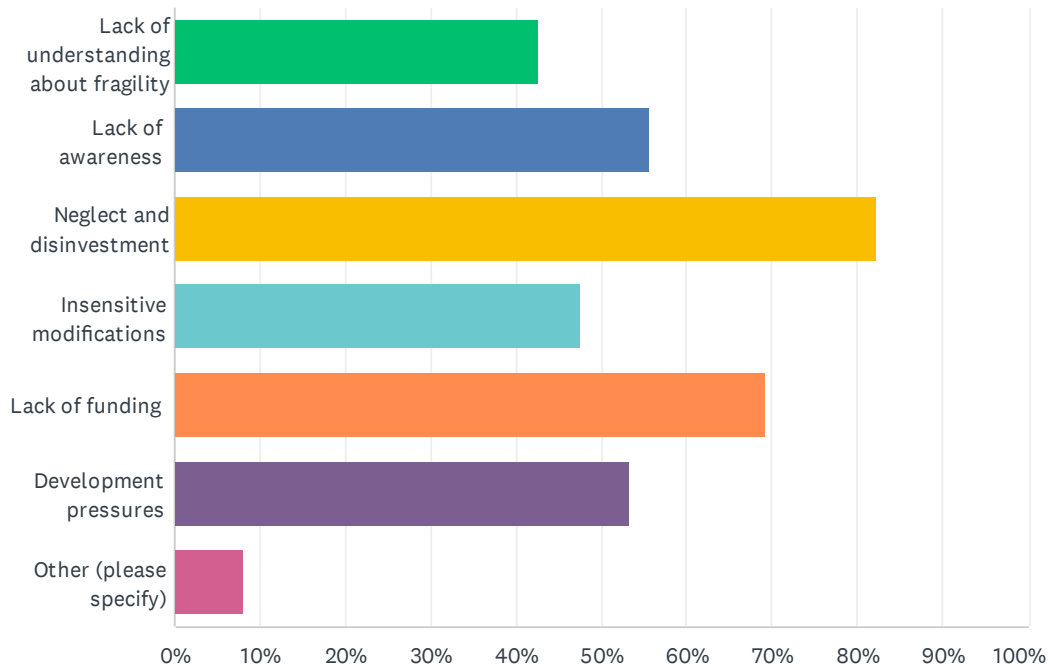
Answered: 124 Skipped: 0



ANSWER CHOICES	RESPONSES	
Educational opportunities about history and culture	71.77%	89
Demonstrates respect for our ancestors and culture	65.32%	81
Retains community character and a sense of place	91.13%	113
Improves quality of life	49.19%	61
Brings in tourism dollars	38.71%	48
Reduces urban sprawl	37.90%	47
Creates opportunity for economic development	41.13%	51
Other (please specify)	12.10%	15
Total Respondents: 124		

Q6 When thinking about the historic sites or buildings that you felt were important to preserve, please identify the threats to those sites or buildings (select all that apply):

Answered: 124 Skipped: 0



ANSWER CHOICES	RESPONSES	
Lack of understanding about fragility	42.74%	53
Lack of awareness	55.65%	69
Neglect and disinvestment	82.26%	102
Insensitive modifications	47.58%	59
Lack of funding	69.35%	86
Development pressures	53.23%	66
Other (please specify)	8.06%	10
Total Respondents: 124		

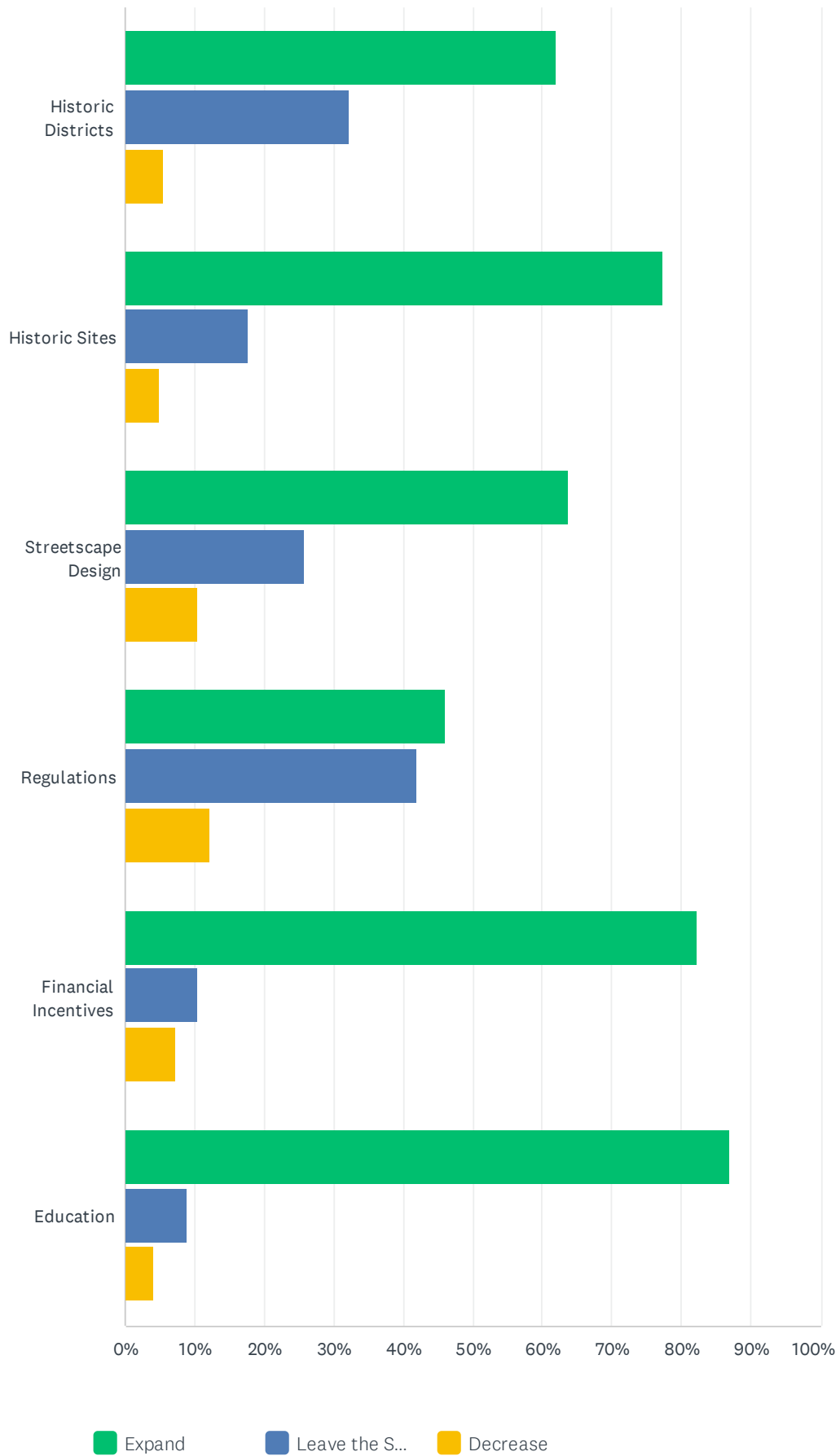
Q7 Please list the three historic buildings in Stevens Point that you feel are most endangered.

Answered: 124 Skipped: 0

Q8 What direction do you think that the City of Stevens Point should take in the future relating to historic preservation?

Answered: 124 Skipped: 0

Community Preservation Plan Survey

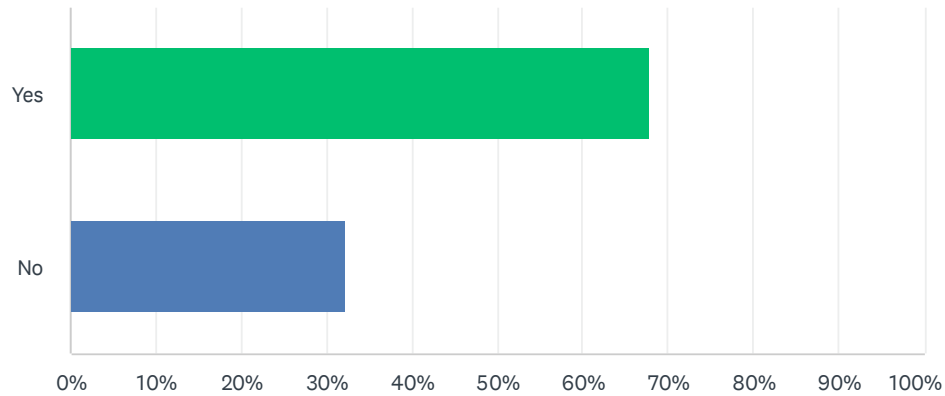


Community Preservation Plan Survey

	EXPAND	LEAVE THE SAME	DECREASE	TOTAL
Historic Districts	62.10% 77	32.26% 40	5.65% 7	124
Historic Sites	77.42% 96	17.74% 22	4.84% 6	124
Streetscape Design	63.71% 79	25.81% 32	10.48% 13	124
Regulations	45.97% 57	41.94% 52	12.10% 15	124
Financial Incentives	82.26% 102	10.48% 13	7.26% 9	124
Education	87.10% 108	8.87% 11	4.03% 5	124

Q9 Are there individual properties, geographic areas or building types in Stevens Point that should be studied in the future for possible historic designation on the local and/or national level?

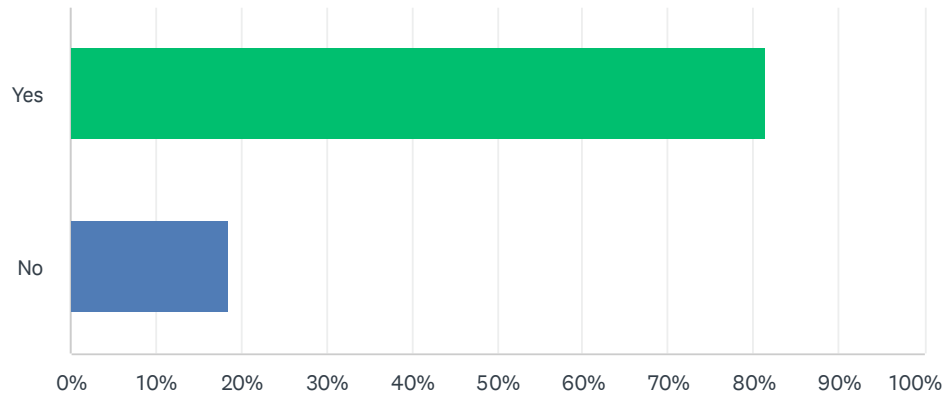
Answered: 124 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	67.74%	84
No	32.26%	40
TOTAL		124

Q10 According to the National Parks Service, structures at least 50 years old can be eligible for historic designation. Do you believe that it is important to protect historic structures built between 1945 & 1974.

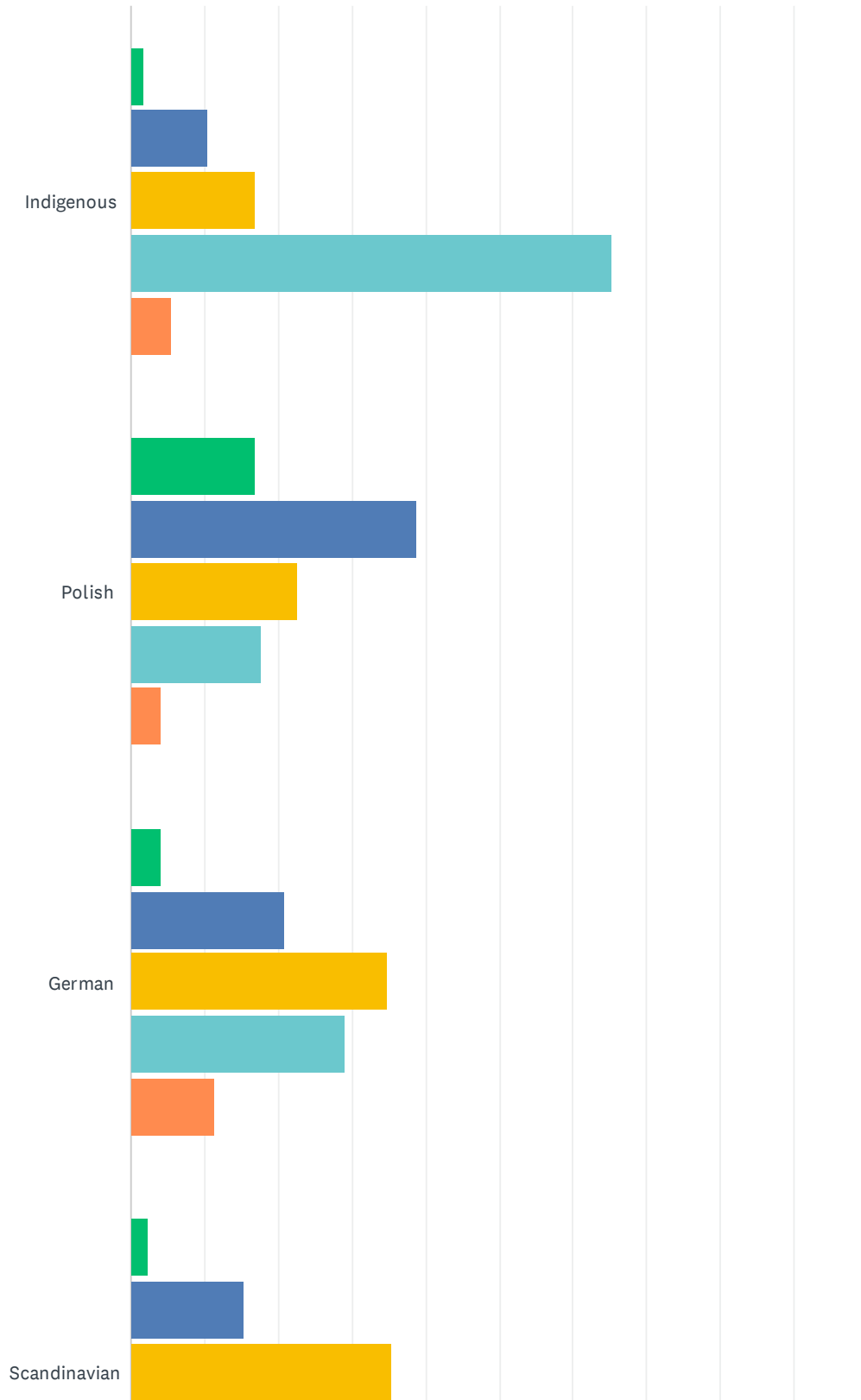
Answered: 124 Skipped: 0



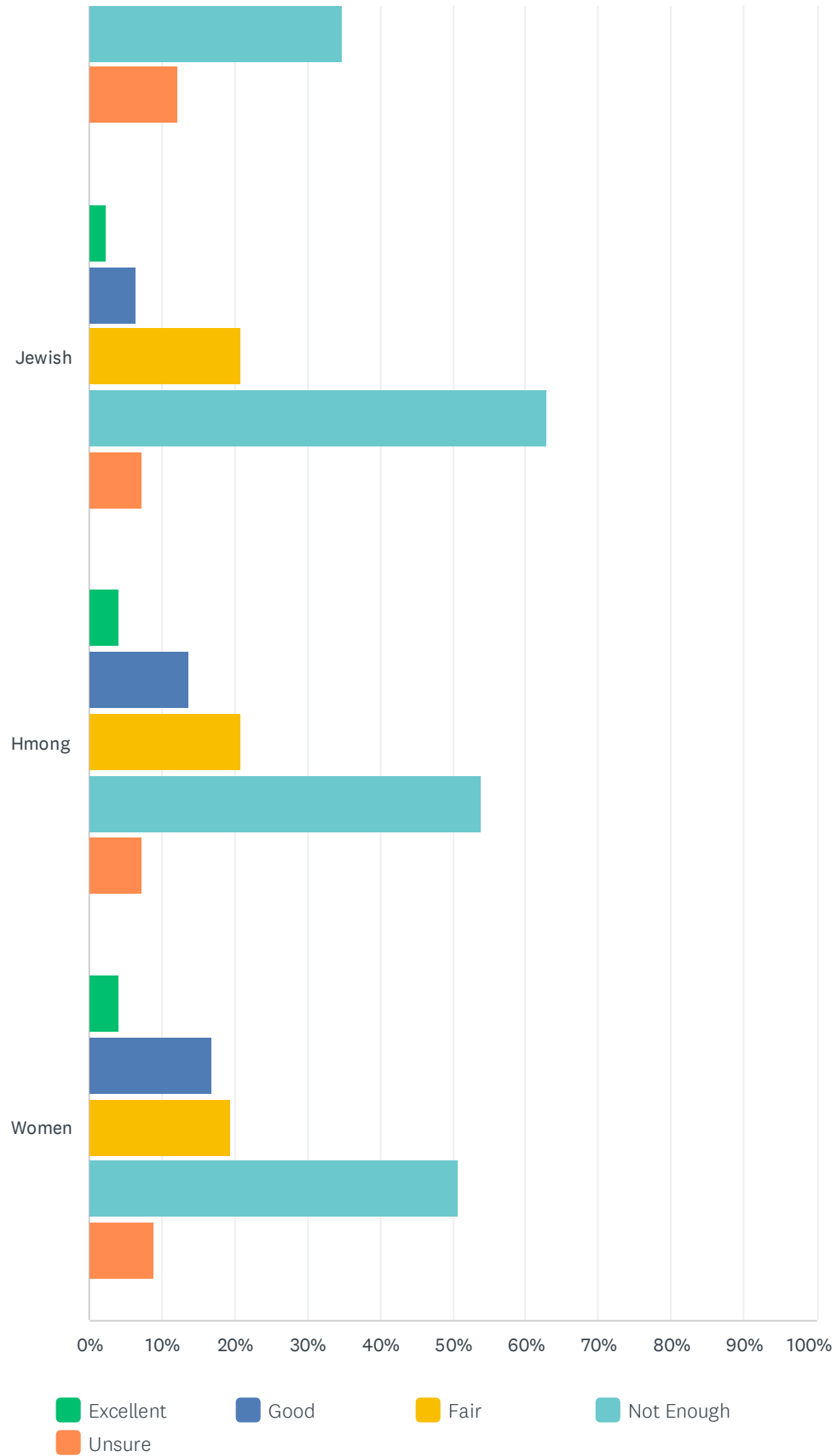
ANSWER CHOICES	RESPONSES	
Yes	81.45%	101
No	18.55%	23
TOTAL		124

Q11 How well our community educate the public about the historic context of the following social and cultural groups?

Answered: 124 Skipped: 0



Community Preservation Plan Survey

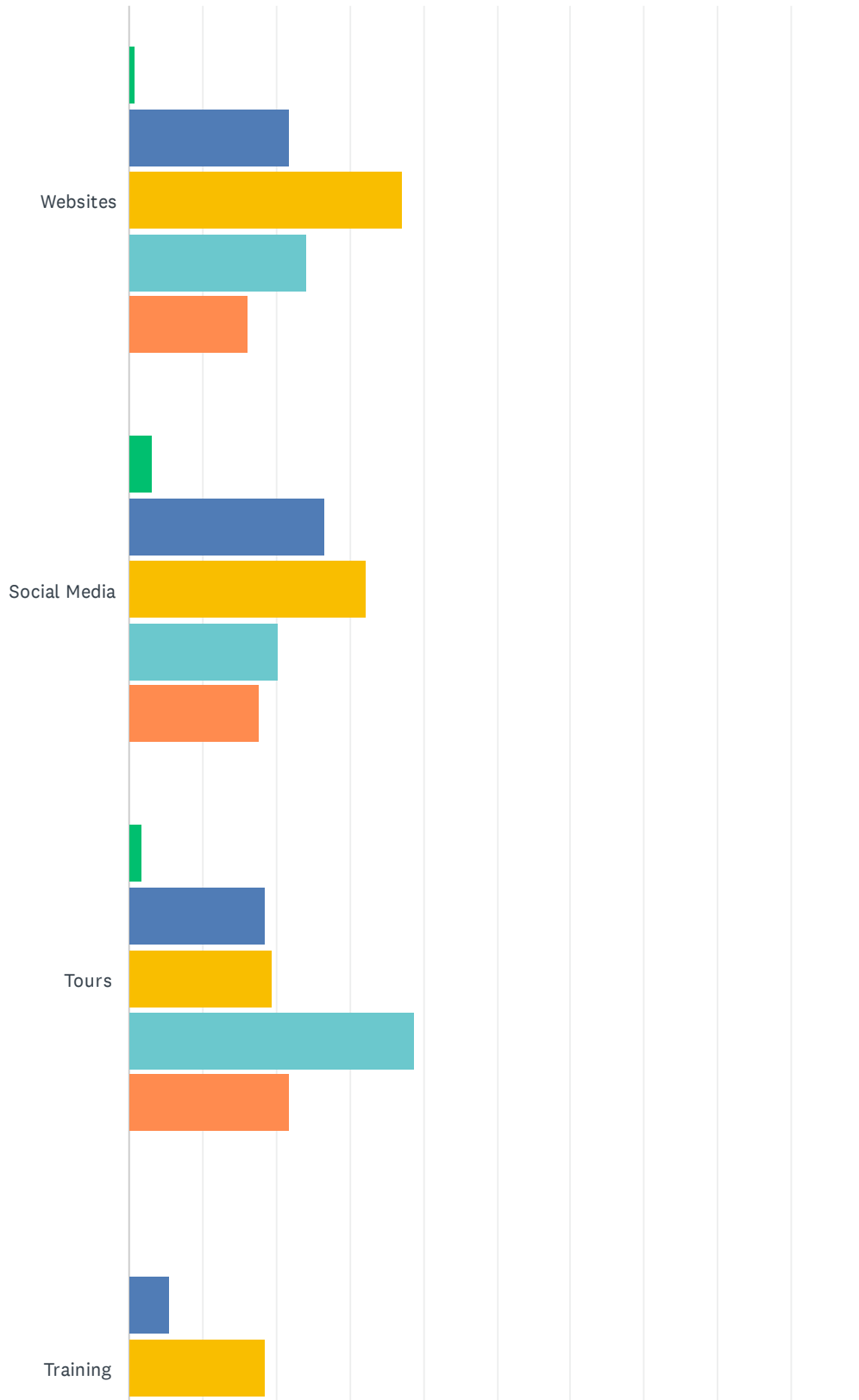


Community Preservation Plan Survey

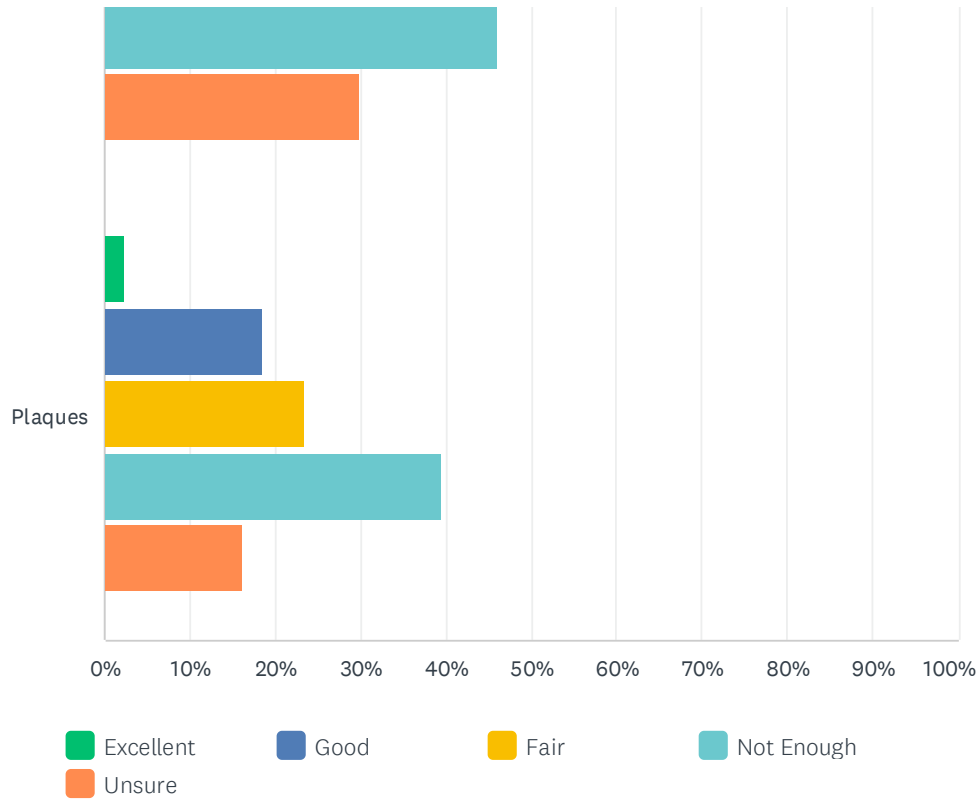
	EXCELLENT	GOOD	FAIR	NOT ENOUGH	UNSURE	TOTAL
Indigenous	1.61% 2	10.48% 13	16.94% 21	65.32% 81	5.65% 7	124
Polish	16.94% 21	38.71% 48	22.58% 28	17.74% 22	4.03% 5	124
German	4.03% 5	20.97% 26	34.68% 43	29.03% 36	11.29% 14	124
Scandinavian	2.42% 3	15.32% 19	35.48% 44	34.68% 43	12.10% 15	124
Jewish	2.42% 3	6.45% 8	20.97% 26	62.90% 78	7.26% 9	124
Hmong	4.03% 5	13.71% 17	20.97% 26	54.03% 67	7.26% 9	124
Women	4.03% 5	16.94% 21	19.35% 24	50.81% 63	8.87% 11	124

Q12 How well does our community use the following to inform or educate the public about preservation projects and programs?

Answered: 124 Skipped: 0



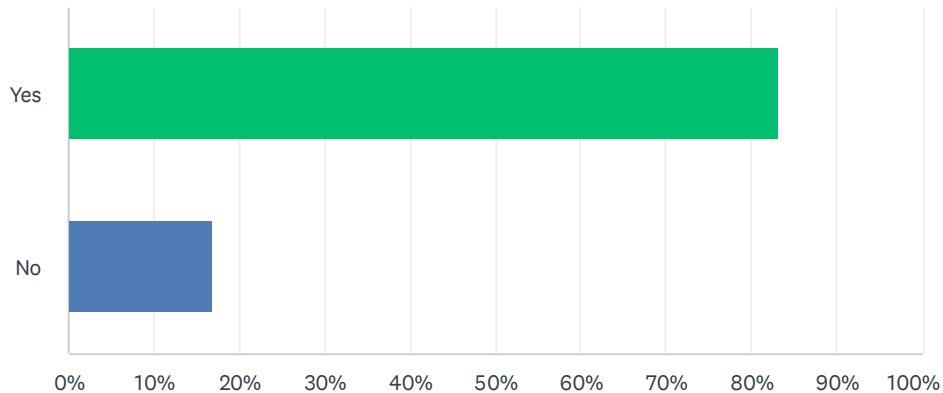
Community Preservation Plan Survey



	EXCELLENT	GOOD	FAIR	NOT ENOUGH	UNSURE	TOTAL
Websites	0.81% 1	21.77% 27	37.10% 46	24.19% 30	16.13% 20	124
Social Media	3.23% 4	26.61% 33	32.26% 40	20.16% 25	17.74% 22	124
Tours	1.61% 2	18.55% 23	19.35% 24	38.71% 48	21.77% 27	124
Training	0.00% 0	5.65% 7	18.55% 23	45.97% 57	29.84% 37	124
Plaques	2.42% 3	18.55% 23	23.39% 29	39.52% 49	16.13% 20	124

Q13 The purpose of this community preservation plan, in part, is to examine what gives the city's historic areas a sense of place. Besides buildings, are there other things that the City should protect within historic areas to protect its sense of place?

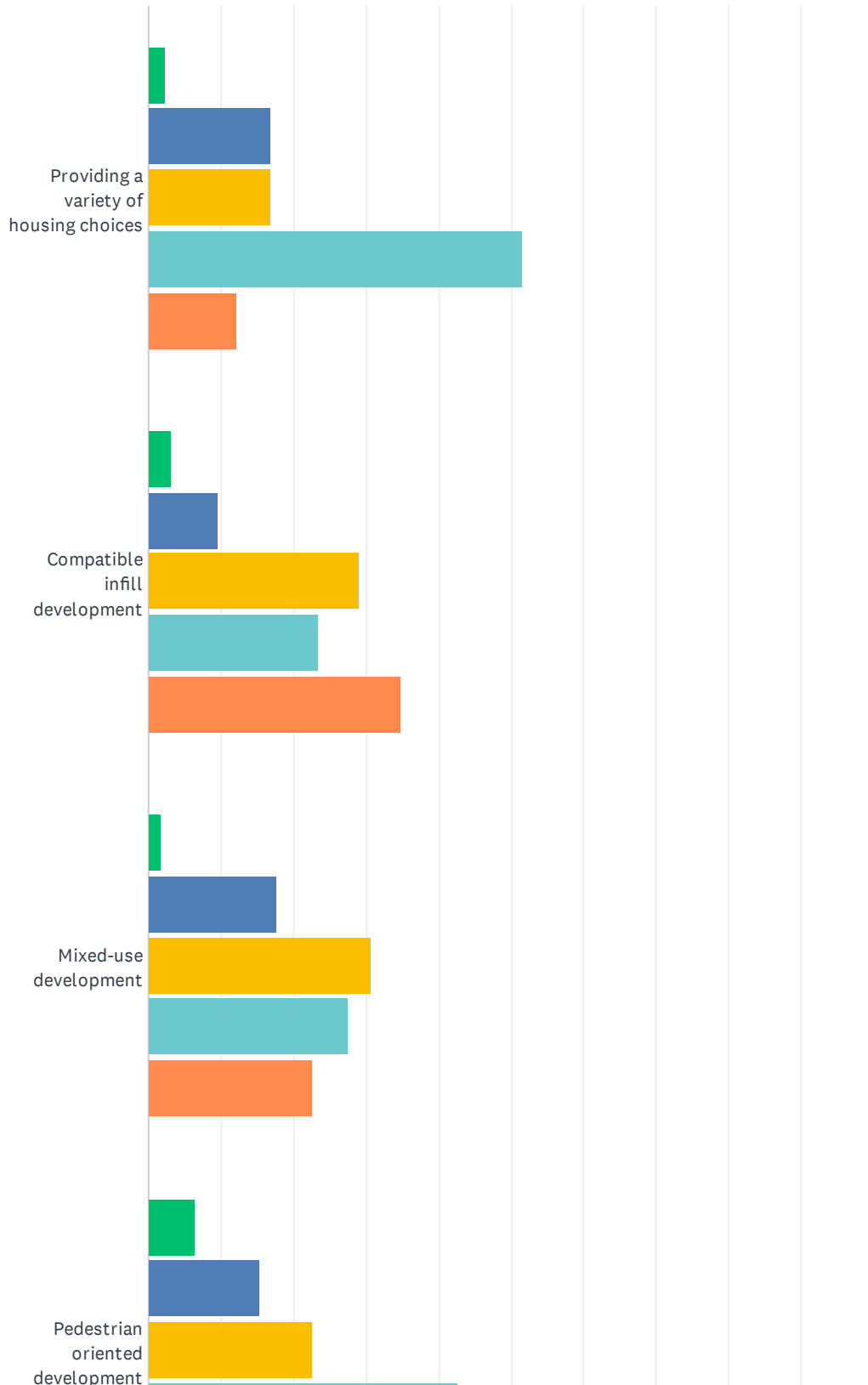
Answered: 124 Skipped: 0



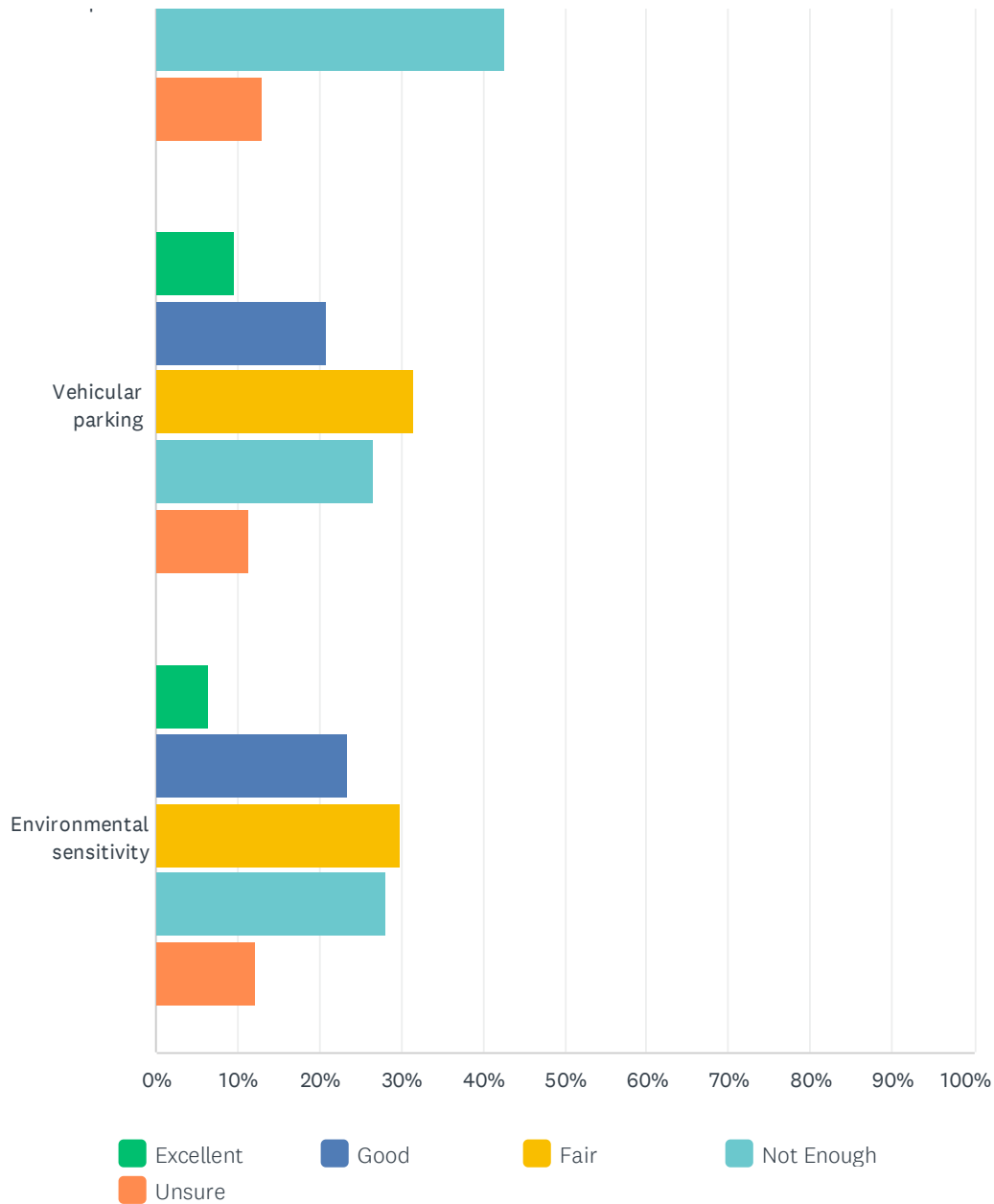
ANSWER CHOICES	RESPONSES	
Yes	83.06%	103
No	16.94%	21
TOTAL		124

Q14 How well is the City doing in balancing historic preservation goals with other development related goals?

Answered: 124 Skipped: 0



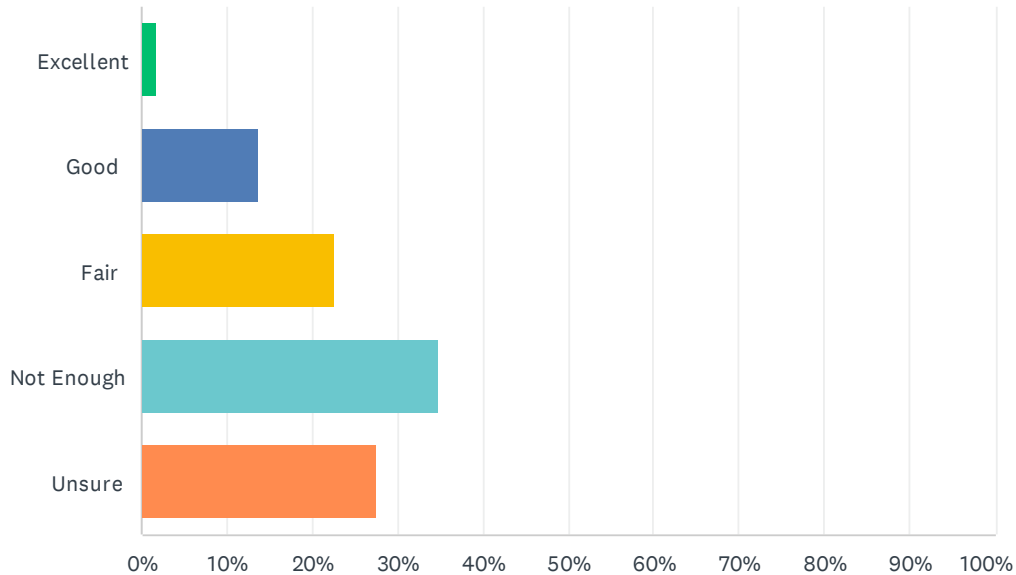
Community Preservation Plan Survey



	EXCELLENT	GOOD	FAIR	NOT ENOUGH	UNSURE	TOTAL
Providing a variety of housing choices	2.42% 3	16.94% 21	16.94% 21	51.61% 64	12.10% 15	124
Compatible infill development	3.23% 4	9.68% 12	29.03% 36	23.39% 29	34.68% 43	124
Mixed-use development	1.61% 2	17.74% 22	30.65% 38	27.42% 34	22.58% 28	124
Pedestrian oriented development	6.45% 8	15.32% 19	22.58% 28	42.74% 53	12.90% 16	124
Vehicular parking	9.68% 12	20.97% 26	31.45% 39	26.61% 33	11.29% 14	124
Environmental sensitivity	6.45% 8	23.39% 29	29.84% 37	28.23% 35	12.10% 15	124

Q15 How well does the City provide adequate protections for preserving designated historic properties?

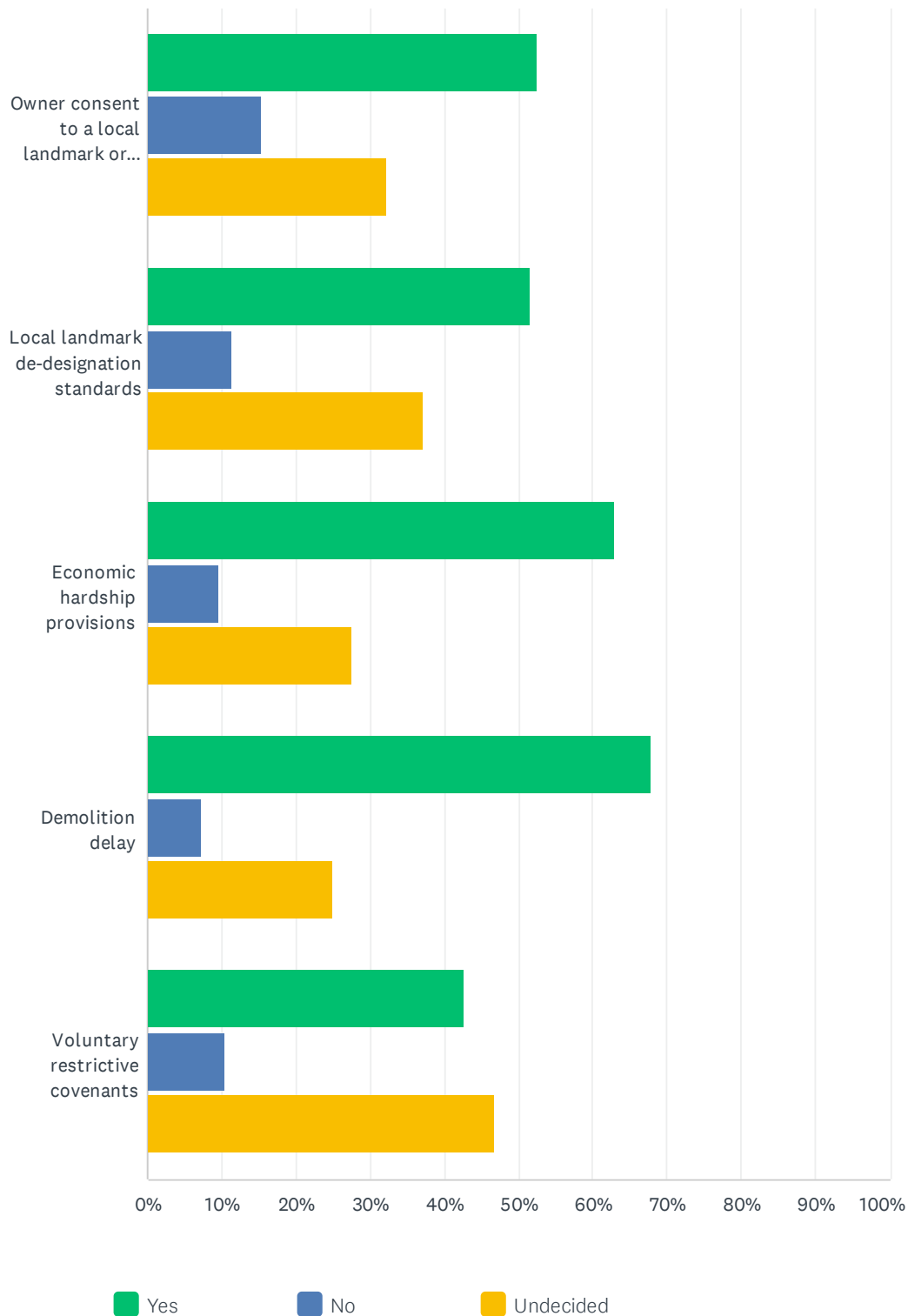
Answered: 124 Skipped: 0



ANSWER CHOICES	RESPONSES	
Excellent	1.61%	2
Good	13.71%	17
Fair	22.58%	28
Not Enough	34.68%	43
Unsure	27.42%	34
TOTAL		124

Q16 Other communities in Wisconsin have adopted the following ordinances related to their historic preservation efforts. Should the City pursue adopting ordinance language on the following?

Answered: 124 Skipped: 0

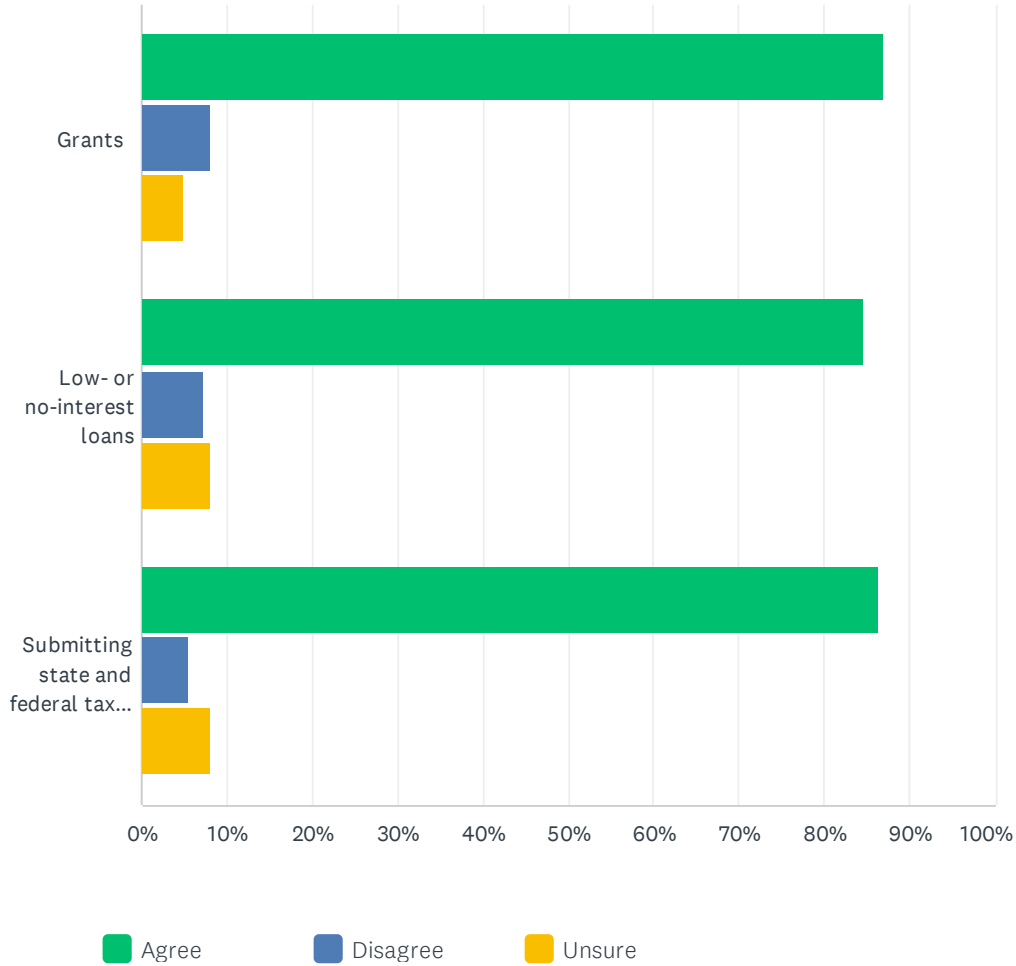


Community Preservation Plan Survey

	YES	NO	UNDECIDED	TOTAL
Owner consent to a local landmark or district designation	52.42% 65	15.32% 19	32.26% 40	124
Local landmark de-designation standards	51.61% 64	11.29% 14	37.10% 46	124
Economic hardship provisions	62.90% 78	9.68% 12	27.42% 34	124
Demolition delay	67.74% 84	7.26% 9	25.00% 31	124
Voluntary restrictive covenants	42.74% 53	10.48% 13	46.77% 58	124

Q17 Please state your opinion on the following: The City should assist the owners of historic buildings in making improvements through

Answered: 124 Skipped: 0



	AGREE	DISAGREE	UNSURE	TOTAL
Grants	87.10% 108	8.06% 10	4.84% 6	124
Low- or no-interest loans	84.68% 105	7.26% 9	8.06% 10	124
Submitting state and federal tax credit applications	86.29% 107	5.65% 7	8.06% 10	124

Q18 What is your email address?

Answered: 124 Skipped: 0



MEMORANDUM

To: Plan Commission

From: Adam Kuhn, AICP
Associate Planner / Zoning Administrator

Date: December 2, 2024

RE: **Housing Affordability Report: Posting Year 2024, Permit Year 2023**

Background: As required by Wis. Stats. 66.10013, enclosed the Plan Commission will find the "Housing Affordability Report" for permitting year 2023.

This document details projected financial impact on subdivision development based on the City's fee schedule. Please note that this report is intended to outline the financial impact on subdivision development based on the developer's viewpoint of 'greenfield' development, wherein the property being developed has not had a previous human-centric land use. State statute does not outline the costs the City takes on as part of a subdivision development (i.e., long-term financial obligations of maintaining road and utility infrastructure). While this document is as accurate as possible, individual elements of each subdivision may change applicable fee amounts. General subdivision fee estimates should be used for purposes of estimate only, and do not necessarily represent full fee amounts for any future development proposal or project type.

§66.10013 requires that the City find ways to reduce the cost of new housing construction by 20%. While the sentiment still holds true that the City's *true* ability to reach this 20% threshold is limited - a significant share of construction costs are outside of the City's sphere of influence (e.g., cost of materials, cost of labor, and federal regulations like the Davis-Bacon Act and the Buy American Act) - it is nonetheless a useful document to outline a community's aspirations to address high housing costs. Overall, recommendations are to advocate for planned development rezonings for multi-family housing construction, amend land use regulations by making more housing developments a permitted land use, and encourage partnerships between the City and third-party organizations to reduce the cost burden on a developer.

Staff Recommendation: Staff recommends **APPROVAL** as presented.

www.stevenspoint.com

Open Records Rider: The City of Stevens Point is subject to Wisconsin Statutes relating to public records. Communication, such as this document, sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City communication should presume that the communications are subject to release upon request, and to state record retention requirements.

Housing Affordability Report



REPORT YEAR 2024, PERMIT YEAR 2023

Department of Community Development
City of Stevens Point, Wisconsin



Introduction

In 2017, Wis. Act 243 was passed into law. This Act created a reporting requirement to address housing affordability for communities with a population exceeding 10,000 residents. This Housing Affordability Report is intended to provide the City of Stevens Point specific information on the following:

- (a)** The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year.
- (b)** The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year.
- (c)** A list and map of undeveloped parcels in the municipality that are zoned for residential development.
- (d)** A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property.
- (e)** An analysis of the municipality's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision. The analysis shall identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees to do each of the following:
 - 1.** Meet existing and forecasted housing demand.
 - 2.** Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.

Additionally, this Housing Affordability Report will analyze the progress toward goals contained in the Housing Element Chapter of the City's 2005 Comprehensive Plan. This 2024 Housing Affordability Report is written to analyze the 2023 permit year, and complies with all requirements contained within §66.10013 of Wis. Stats.

Process & Data

As a result of §66.10013, this report was compiled utilizing data from permitting year 2023. This includes platting, development, and other permit data required to comply with the January 1, 2025 posting deadline outlined in 2017 Act 243. In 2023, changes in the fee schedule for various permits were proposed and adopted. Most changes saw a slight increase in fees required for scopes of work that charged a flat fee (e.g., water heater replacements, installation of accessory structures, roofing and siding replacement, etc.). These changes were effective starting with the 2024 permit year and is not represented in the data presented in this report.

Additionally, as required by 2017 Act 243, this report is posted to the City's website (<https://stevenspoint.com/197/Community-Development>) for the public to view. All members of the City's Plan Commission and Common Council will also receive a copy of this report.

This plan highlights the projected financial impact on subdivision development based on the City's fee schedule. **Please note that this document is intended to outline the financial impact on subdivision development based on the developer's viewpoint of 'greenfield' development, wherein the property being developed has not had a previous human-centric land use.** The statute does not outline the costs the City takes on as part of a subdivision development (e.g., installing road and utility infrastructure). While as accurate as possible, individual elements of each subdivision may change applicable fee amounts. General subdivision fee estimates should be used for purposes of estimate only, and do not necessarily represent full fee amounts for any future development proposal or project type.

Housing Demand & Affordability

Population

Over the last ten years, Portage County has had a 0.51% increase in population. Over the same time period, the City of Stevens Point and the Village of Whiting saw a slight decrease in population (3.93% and -7.13%, respectively), while the Village of Plover saw a significant increase in population (11.52%). The urban area of Portage County (considered the City of Stevens Point, the Village of Plover, the Village of Whiting and the Town of Hull), make up 66.22% of the total County population. This percentage has stayed stagnant over the last decade.

As the County seat, Stevens Point has a traditional development pattern, mixed with some suburban residential development. The City's existing housing stock similar in nature to other older communities that have experience population growth. The City has roughly 5,638 homes, of which 45% were constructed before 1950, 6% were constructed prior to 1900, and 11% were constructed

after 2000. Home construction has been cyclical in Stevens Point. Single-family home construction reached its peak in the 1960s during which 13% of the City's current stock was built. In the 1980's, only 3% of the City's current housing stock was constructed (note: Town of Hull and Village of Plover saw significant single-family housing development during this time). In the 1990's, the City's housing development increased as correlated to the development of the more suburban parts of the city. As of now, single-family construction since 2010 in Stevens Point accounts for 2% of its total housing stock, meaning a moment of waning in single-family housing development within the city. 54% of the City's housing stock are detached single-unit structures, meaning one residential unit is on one tax parcel. 95% of all homeowners in the city live in single-unit structures. Due to significant student populations encompassing the University of Wisconsin-Stevens Point and Mid-State Technical College, the city does have a disproportionate percentage of City households occupied by renters (49%). For the last several years, this number has remained nearly the same, but there has been a slight decline, from 51% to 49%.

There are several factors that play into the outward growth, or lack thereof, of the City's population. Environmental constraints on the City's municipal boundaries (high ground water and bedrock, for example) have limited the City's ability to grow 'outward' in a traditional suburban development pattern. Additionally, local public policy has shifted from outward growth to core redevelopment, which replaces existing, older homes with newer homes. This means a one-for-one replacement of existing housing stock, and typically takes a longer time to achieve neighborhood turnover. Other factors also indicate that over the last several years, surrounding municipalities have been developing tax-forfeiture (County-owned) subdivisions in the former Tree Acres Golf Course in the Southeast corner of the Village of Plover. This land was being sold undeveloped between \$9,500 and \$10,000 per acre, as opposed to similar properties in or around the City of Stevens Point selling for \$30,000 to \$35,000 per acre. This has drawn significant new residential development and subsequent population to surrounding municipalities as opposed to the City.

In 2013 the Wisconsin Department of Administration (DOA) provided population estimates for the year 2040 based on the 2010 Census and other data provided to the State. The DOA estimates indicated a population of 30,150 persons by 2040. These estimates translate to 12,369 households with an average household size of 2.13 persons per household. There are concerns over the accuracy of this population projection as the 2020 Census results for the City is 2,754 individuals behind the original 2020 projection.

Growth Trends & Focus Areas of the Community

For the last several years, a significant refocus in public policy towards housing has occurred. Local elected and appointed officials have opted to spend efforts on redeveloping and reinvesting the City's existing neighborhoods, while discouraging suburban greenfield development. This means that fewer new utilities and roadways are installed, and therefore fewer (if any) impact fees are assessed to

developers seeking to construct new residential subdivisions. The implementation of this shift in policy is new – however, the City’s 2005 Comprehensive Plan identified upkeep, maintaining, and offering incentives to homeowners to improve the existing housing stock. Major non-single-family developments either have occurred (Berkshire Senior Housing, BANTR Apartments, Northside Yard and The Grove), and several additional multi-family housing developments are planned in the next few years. These developments are on existing lots within the City’s core neighborhoods, and are not considered greenfield development. While infill development does require building permits and some impact fees, it is not as impactful to the developer if a greenfield development were to occur. Additionally, given the focus on infill redevelopment and reinvestment, you will see that the City’s building permits on alterations is higher than other municipalities that are hyper-focused on suburban development and subdivisions.

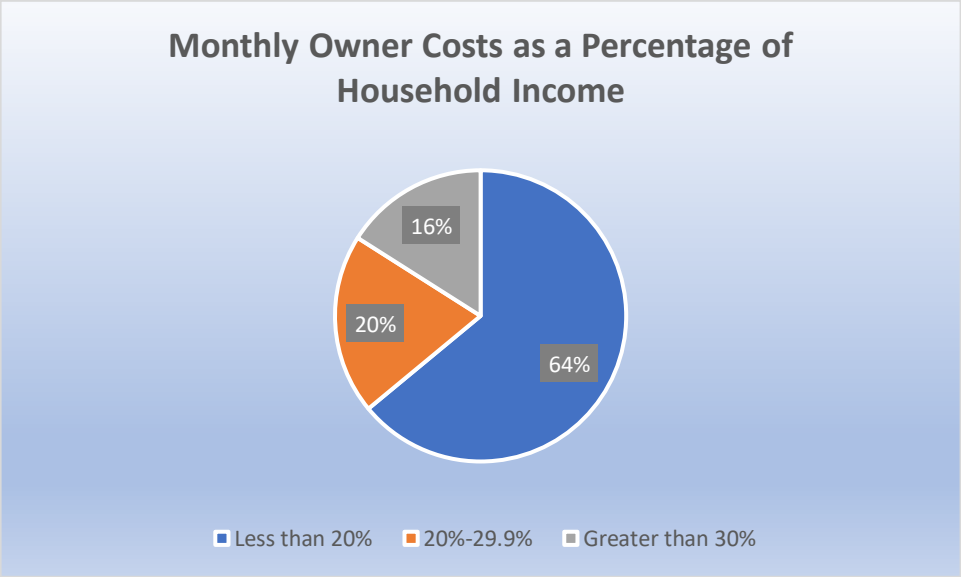
Housing Affordability

Utilizing data from the 2022 American Community Survey, we can provide generalizations on how affordable housing (whether rental or owner-occupied) is within the City of Stevens Point. Housing affordability has been defined by the amount of monthly income that is dedicated to paying a mortgage or rent. According to the U.S. Department of Housing and Urban Development, families that pay more than 30% of their monthly income for housing are considered housing cost-burdened. This means that those families are financially limited on other non-discretionary costs of living within the community (transportation, groceries, student loans & debt service, childcare, etc.). In the City of Stevens Point, the median gross household income is \$46,663.

Owner-Occupied Housing

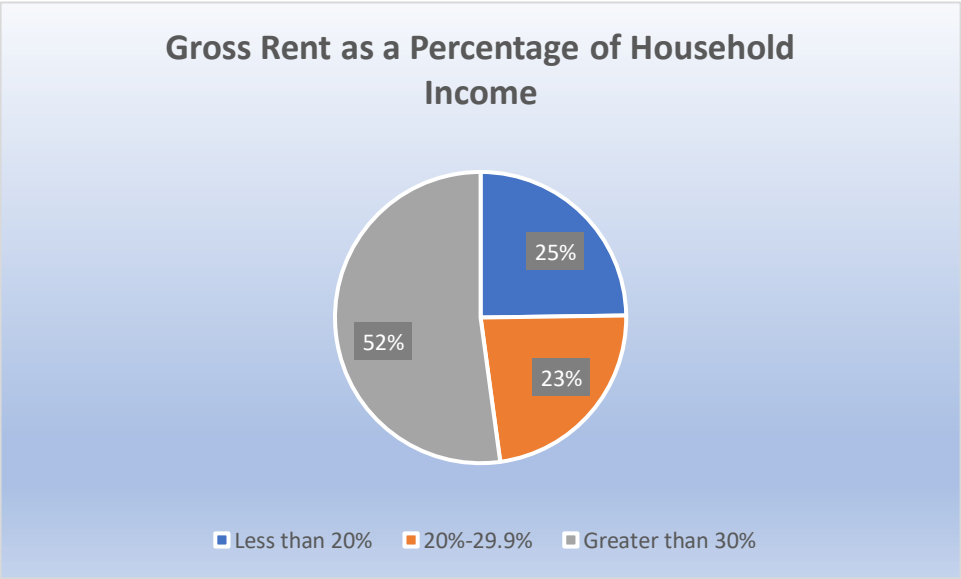
For us to dive further into the concept of housing affordability, we need to better understand the data in which we are pulling this information from. When identifying “Monthly Owner Costs,” it should be known that this includes the sum of payments for mortgages, deeds of trust, contracts to purchase, or other similar debts on the property. It also includes real estate taxes, proper insurances, and utilities.

According to the 2022 American Community Survey, there are 10,273 occupied housing units within the city. Of those, 5,098 (49.6%) are owner-occupied. Additionally, of the 5,098 owner-occupied units, 3,021 (59.3%) have a mortgage or mortgage equivalent. Of those with a mortgage or mortgage-equivalent, roughly 816 households (16%) spend more than 30% of their household income on Monthly Owner Costs. Below is a percentage breakdown of the percentage of household income spent on Monthly Owner Costs.



Non-Owner-Occupied Housing (Renters)

With a high student population and older housing stock, it is no surprise to public officials that the city has a higher percentage of non-owner-occupied housing than peer communities. Of the 10,273 occupied housing units in the community, 5,075 (49.4%) are renter-occupied. Based on data gathered from the U.S. Census, 52% of renter-occupied housing units pay over 30% of their household income towards rent.



This state-mandated report is well intended and affords municipalities the opportunity to review our internal fee structures and identify ways to reduce the cost of developing housing within the City, thereby reducing the cost shift from the developer to the new home owner. With that said, it is

important to point out the contradictory language between §66.10013, §66.10014, and §66.1015. §66.1015 outlines limitations on a municipality's ability to enact inclusionary zoning. It reads, in part:

(3) Inclusionary zoning prohibited.

(a) In this subsection:

1. "Inclusionary zoning" means a zoning ordinance, as defined in s. [66.10015 \(1\)\(e\)](#), regulation, or policy that prescribes that a certain number or percentage of new or existing residential dwelling units in a land development be made available for rent or sale to an individual or family with a family income at or below a certain percentage of the median income.

2. "Median income" has the meaning given in s. [234.49 \(1\)\(g\)](#).

(b) No city, village, town, or county may enact, impose, or enforce an inclusionary zoning requirement.

It is a contradiction to require municipalities to write this report annually and identify ways to reduce our impact fees at the time of approval of a new subdivision by 20 percent – under the premise of 'Housing Affordability' – but prohibit local governments to require that new housing developments have *some* type of affordable housing. Arguably, one of the best ways to address local housing shortages is to allow the local municipality to regulate development of *some* affordable housing when working through a new development – not by solely relying on the market to drive this component.

Housing Goals in the Comprehensive Plan

The City's most recently adopted Comprehensive Plan was approved in 2005. The existing Comprehensive Plan focuses on strengthening our neighborhoods, improving the housing stock, and furthering housing policy that promotes affordability, availability, and accessibility of units. Each of those development goals include specific policy items as outlined below:

Goal A. Allow for an adequate supply of housing to meet the needs of all citizens; a diverse housing stock exists across income levels and within neighborhoods.

Objective A1: *Planning policies and development regulations should be flexible, and not impose unnecessarily rigid or strict residential environments, allowing for variation in housing type and density, and in the socio-economic composition of neighborhoods in all sections of the city.*

Policy A1.1: *Create zones where maximum lot sizes, smaller lots, and mixed uses would be considered as part of an overall design theme perhaps using Traditional Neighborhood Principles.*

Policy A1.2: *Promote the availability of adequate and affordable housing for the elderly, disabled, and low income.*

Policy A1.3: *Residential growth should be clustered, where appropriate, within walking or biking distance of everyday necessities, incorporate green space and other natural resources into its design, contain a diverse housing stock, be located near services, and less reliant on the automobile.*

Policy A1.4: *Mixed-Use Flexibility - To plan for “mixed-use” residential areas where appropriate, with guidance and participation by neighborhood residents and alderperson to assist the Planning Department in establishing specific neighborhood densities, zoning districts, and zoning boundaries.*

Policy A1.5: *Environmental Quality - To reject or require changes in residential development proposals which are determined to result in environmental problems such as groundwater or surface water pollution, destruction of scenic quality, adverse effects on shorelands or wetlands, creation of surface drainage problems, and loss of good farmland.*

Objective A2: *Infilling and Avoidance of Sprawl - To plan for and advocate the development and/or redevelopment of close-in parcels of land having some or all existing City services as a means of bringing available City lands on the market for residential expansion. As a general rule these lands will be less costly to develop than the extension of services to fringe lands.*

Policy A2.1: *To develop incentives for the owners of such lands to initiate developments.*

Policy A2.2: *To provide reasonable incentives to developers to develop such parcels where there is a confirmed fiscal benefit to the City.*

Policy A2.3: *Develop housing close to places of employment.*

Policy A2.4: *Reemphasize residential development at downtown locations in conjunction with retail and commercial development.*

Goal B. *Maintain or improve the quality and integrity of existing housing and neighborhoods. The result will be residential neighborhoods which are safe and pleasant, where property values are protected, and which are free from incompatible land uses and traffic volumes.*

Objective B1: *Housing is monitored and quality maintained through the strict enforcement of guidelines and codes*

Policy B1.1: *Review and update building maintenance and occupancy codes; enforce minimum housing standards throughout the City.*

Policy B1.2: *Enforce maintenance and occupancy codes to targeted neighborhoods and respond to housing maintenance concerns on a complaint-made basis.*

Policy B1.3: *Take action to address property maintenance and night-time noise complaints, surrounding college housing. Possible actions include targeted policing and neighborhood watch programs.*

Policy B1.4: *Apply codes relating to sidewalk maintenance and shoveling uniformly across the City.*

Objective B2: *Establish a subcommittee to evaluate costs and benefits of a design review process for multifamily projects approvals.*

Objective B3: *Maintain and expand housing owner and landlord rehabilitation loan programs.*

Policy B3.1: *Maintain and administer City Housing and Community Development Authority Housing rehabilitation programs.*

Policy B3.2: *Apply for additional City housing rehabilitation funding through Community Development Block Grant and other programs.*

Policy B3.3: *Assist renters to become homeowners with down payment assistance, training, rehabilitation costs and others as needed.*

Policy B3.4: *Coordinate City housing programs with CAP Services Inc. housing programs to maximize leverage of additional funds.*

Policy B3.5: *Support the expansion and continuation of CAP Services Inc. housing rehabilitation programs.*

Policy B3.6: *Provide assistance to the Stevens Point Area Senior High School, Habitat for Humanities, or other appropriate new house construction program by assisting with financing, lot purchase, or other assistance.*

Policy B3.7: *Apply public housing programs in a manner that does not result in the over-concentration of low-income persons or a single ethnic group in a single area.*

Objective B4: *Older homes are preserved through incentives that are offered to those who revitalize and maintain existing housing within the urban area.*

Policy B4.1: *Allow for the reasonable remodeling and expansion of those older homes and garages to modern standards while at the same time protecting the rights of privacy and enjoyment of open space of neighbors.*

Policy B4.2: *Create a working group to study the impact of current setback requirements on older neighborhoods and to amend those codes as necessary.*

Policy B4.3: *Identify existing homes that are in such poor condition that they should be demolished and the lots made available for new housing.*

Goal C. Plan for an adequate supply of land for residential development which allows choices between different types of residential environments.

Objective C1: *The City works to identify and preserve areas for future city growth.*

Policy C1.1: *Work with neighboring towns to identify and preserve areas for future city growth.*

Policy C1.2: *Maintain an adequate supply of land for residential development.*

Policy C1.3: *Avoid residential sprawl outward along Highways 10 and 66 through use of available City powers including extraterritorial plat review.*

Policy C1.4: *Compliance With Development Standards - review all subdivision plats and lot splits to assure that all City residential development standards are met and to insure that each subdivision is planned to interrelate well with surrounding development, existing or future.*

Policy C1.5: *Encourage housing projects which have a net positive tax impact to the City.*

Policy C1.6: *Neighborhood design enhances community character.*

Objective C2: *Growth boundaries are established and maintained in the urban area to assist zoning in regulating and managing outward growth and protecting undeveloped land.*

Policy C2.1: *Local units of government work together to develop creative ways to plan for and share the benefits of growth across municipal boundaries.*

Policy C2.2: *Develop an educational program for municipal boards and the public related to housing issues.*

Objective C3: *Payment for Development Costs - require developers to provide required public services as determined by Council, and provide arrangements for payment of that portion of development costs before such developments receive final approval by the City.*

Policy C3.1: *Investigate strategies to reimburse the City for the costs of new development.*

Meeting the Housing Goals of the Comprehensive Plan

The City's Comprehensive Plan contains several goals relating to housing affordability and meeting demand for households of all income levels. Notable policies to reduce cost of fees and infrastructure include encouraging infill development, revising regulation to allow higher-density housing types, and prioritizing redevelopment, mixed-used, and housing rehabilitation within the City.

There are policies within the Plan that are aimed at marketing assistance programs to homeowners for rehabilitation, especially lower-income households, as well as directly analyzing locations for likely new workforce housing development. Importantly, the Plan recognizes the necessary collaboration with adjacent municipalities. Partnership is necessary to ensure flexibility in the ability to provide a range of housing choices and locations for residents of the region.

As outlined earlier, much of the lack of greenfield development is partly due to development constraints that limit the City’s possibilities for expansion, such as growth boundaries, utility expansion, and natural challenges such as prevalence of both wetland and bedrock in locations that would otherwise support development.

Lastly, it should be noted that the City is currently undergoing a rewrite of its Comprehensive Plan, creating neighborhood plans along targeted areas of the city. 2023 saw the adoption of the City’s first neighborhood plan – a plan for the Goerke Park-Washington Elementary School neighborhood. As the City adopts additional neighborhood plans, careful emphasis should be given to ensure that the housing goals identified are representative of the need for new and refurbished housing units among the city as a whole.

Residential Activity & Fees Collected

Consistent with §66.10013(2)(a) and (b) of the Housing Affordability Report requirements, in 2023 the City approved the following plats, permits, and maps for residential development:

Table 1: Residential Activity, 2023

Fees Collected - 2023	Projects	Total Fees	Avg. Project Cost	Avg. Fee per Project
New Single Family Residential	15	\$1,989,268.00	\$132,617.87	\$1,016.17
New Duplex(s)	14	\$4,154,500.00	\$296,750.00	\$1,400.37
New Multi-Family	3	\$221,334.00	\$73,778.00	\$606.50
Addition	16	\$999,705.00	\$62,481.56	\$254.34
Alteration	335	\$2,569,114.70	\$7,669.00	\$87.25
Demolition	9	\$36,840.00	\$4,093.33	\$66.67
New (Deck, Driveway, etc.)	151	\$1,069,934.69	\$7,085.66	\$62.63
Replacements	524	\$5,054,815.28	\$9,646.59	\$50.68
Unclassified	19	\$320,688.00	\$16,878.32	\$97.05
TOTAL	1086	\$16,416,199.67	\$611,000.33	\$3,641.66

Table 2: Residential Units Created, 2023

Type	Residential Units Created
Subdivision Plat	60
Certified Survey Maps	15
Condo Plats	0
Single-Family Permits	16
Two-Family Permits	14
Multi-family Permits	3

Permits issued and units created in 2023 represent all residential activity in the City. Consistent with previous years, there is significantly more activity with alterations and additions as opposed to creation of new units of housing. This also indicates that homeowners within the City of Stevens Point are working to maintain their properties and could also be considered that property owners within the City are living within their financial means. This provides for a more resilient community during economic uncertainties.

Of note in meeting affordability and upkeep/maintenance goals that improve the condition of existing housing stock, it is worth reiterating that 81% of all permits were issued for additions, alterations and replacements. Considering the general homeownership affordability in the City, as well as the number and percentage of improvement-related fees, owners appear to be spending significant amounts of capital in increasing the condition of homes.

For new construction, the average new home project cost for single-family residential in 2023 was nearly \$132,617 per unit. This indicates that while there is a small market for new construction, these homes are targeted to higher-income households. This is consistent with the known gap in housing availability, higher-priced new construction lifts pressure and burden on lower-cost housing options for lower income households - especially under consideration of stagnant or slightly decreasing housing demand in the City, and inflationary measures within the global economy. Lastly, it should be noted that the average cost of a new housing unit did decrease by roughly 30% from the 2022 permit year. This decrease is more so an anomaly given the significant increase in permits issued for mobile home units, which incurs a lesser project cost.

Table 3: Residential Permits, 2023

Type	Residential Permits
Subdivision Plats	0
Certified Survey Maps	5
Condo Plats	0
New Unit Building Permits	29
Alteration Permits	335
Addition Permits	16

Financial Impact of Fees on Development

City fees for new development are modeled below to illustrate impact on a hypothetical subdivision. For purposes of this illustration, these fees demonstrate cost for a development of 30 single family units and 16 duplex units, all 3-bedroom units. Size of units are assumed to be 2,500 square feet for single-family units and 1,500 square feet for duplex units. On a per-unit basis, the estimated fee is \$1,515.96.

Fee	Amount	Unit
Park Improvement Fees and Fee in Lieu of Land - Single family	\$300.00	Dwelling Unit
Park Improvement Fees and Fee in Lieu of Land - Duplex	\$500.00	Dwelling Unit
New Residential Building Plan Review (1 and 2 family)	\$0.02	SF (min \$40)
New Residential Electrical Review	\$0.01	SF (min \$40)
New Residential HVAC Review	\$0.01	SF (min \$40)
New Residential Plumbing Review	\$0.01	SF (min \$40)
New Residential Zoning Review	\$0.02	SF (min \$200)
New Residential Building Inspection	\$0.10	SF (min \$200)
New Residential Electrical Inspection	\$0.10	SF (min \$200)
New Residential HVAC Inspection	\$0.10	SF (min \$200)
New Residential Plumbing Inspection	\$0.10	SF (min \$200)
New Residential Zoning Inspection	\$0.06	SF (min \$120)
Wisconsin Uniform Building Permit Seal	\$43.00	Dwelling Unit
Temporary Electric Permit	\$50.00	Per Service
Preliminary Plat	\$300.00	Application
Preliminary Plat	\$10.00	Lot
Final Plat	\$50.00	Application

Analysis of Development Regulations

Regulation

Residential development within the City of Stevens Point is generally consistent, predictable, and effective across different zoning districts. The City updated fee tables in 2018 to increase transparency of development and addition/alteration, and offer straightforward calculations to estimate impact. The City Plan Commission meets monthly to review and discuss development

proposals. In addition, the City Code of Ordinances is complete in zoning and development requirements – creating uniformity in consistency and expectation for developers who are proposing new construction or alteration/rehab within the City.

There are sections and Districts within the current ordinance that are prohibitive to new housing construction, especially of specific unit types for infill and small-lot development. Both the Zoning and Subdivision Ordinance are in need for revision to include tiny houses, cluster subdivisions, cottage clusters, etc. which would increase the diversity of development and redevelopment options.

The Subdivision Ordinance creates additional requirements in platting and survey maps, consistent with Chapter 36 of the Wisconsin State Statutes. The ordinance also creates consistency with the City's Comprehensive Plan, requiring public dedication and improvements for final subdivision plats and maps to be granted. Amendments to this Ordinance are underway and is expected to be completed in 2025.

Costs of improvements and dedications are funded through unit sales and rent revenue and are generally passed on to consumers which impacts affordability of development in the City. However, in 2023 the degree of new unit development is reflective of the need for rehabilitation and redevelopment across many districts. Generally, the City's land use regulations are not considered overly burdensome to the development of housing within the community.

Land Costs

Land costs are directly impacted by land use regulations and are passed onto development through regulatory requirements of individuals districts. Due to the necessary costs associated with fees to promote health, safety, and welfare of residents, the largest potential for reducing time and cost of development is through regulations associated with land cost. However, due to the nature of the housing market affordability of rehabilitation as opposed to new construction, the amount of impact is limited. It is not believed that it is the responsibility nor the role of the City to reduce land costs for the development of a greenfield subdivision. Developers take on specific risks when developing greenfield subdivision, and the land regulations regulated through the City's Zoning and Subdivision Code are specifically written for a purpose. As an example, the [2018 Housing Affordability Report](#) encourages the City to consider reducing the minimum square footage requirements for low-density residential developments. Currently, the required lot size is two acres. The intention of this district is to provide for low-density residential land usage and accessory uses particularly in fringe areas of the City to reduce the need for and cost of public services such as sewer and water, or to be applied in those areas of the City where natural environmental conditions present physical development problems such as from high ground water, bedrock, clay soils, etc. If the City were to reduce the size of the minimum square footage required, we would actively be working against our own zoning code.

If a developer wanted to do smaller lots and a lesser footprint than typically allowed, City staff would encourage the developer to pursue a Planned Development District. A Planned Development is a zoning district that allows for deviation from the standards of this zoning ordinance in exchange for higher quality development. This could include higher density wherein higher density may not be allowed or if a developer intended to develop a residential project outside of a typical subdivision (tiny homes, cottage development, etc.). This is the most effective way to reduce overall costs to develop a residential project in the City by 20 percent. The City could reduce the time required for review to get a Planned Development District in place by offering a more streamlined process that could eliminate the public hearing component if the development is smaller than a certain number of acres or parcels. Additionally, the City could remove the conceptual review process for Planned Development Districts before going through the approval process.

Undeveloped Parcels Permitted for Residential Use

Per §66.10013(2)(c) and (d) of the Housing Affordability Report, a list and map of undeveloped parcels in the municipality that are zoned for residential development and a list of all undeveloped parcels in the municipality that are suitable for, but not zoned for residential development, are found at the end this document.

Zoning regulations for development within the City of Stevens Point are regulated within [Chapter 23](#) of the Revised Municipal Code.

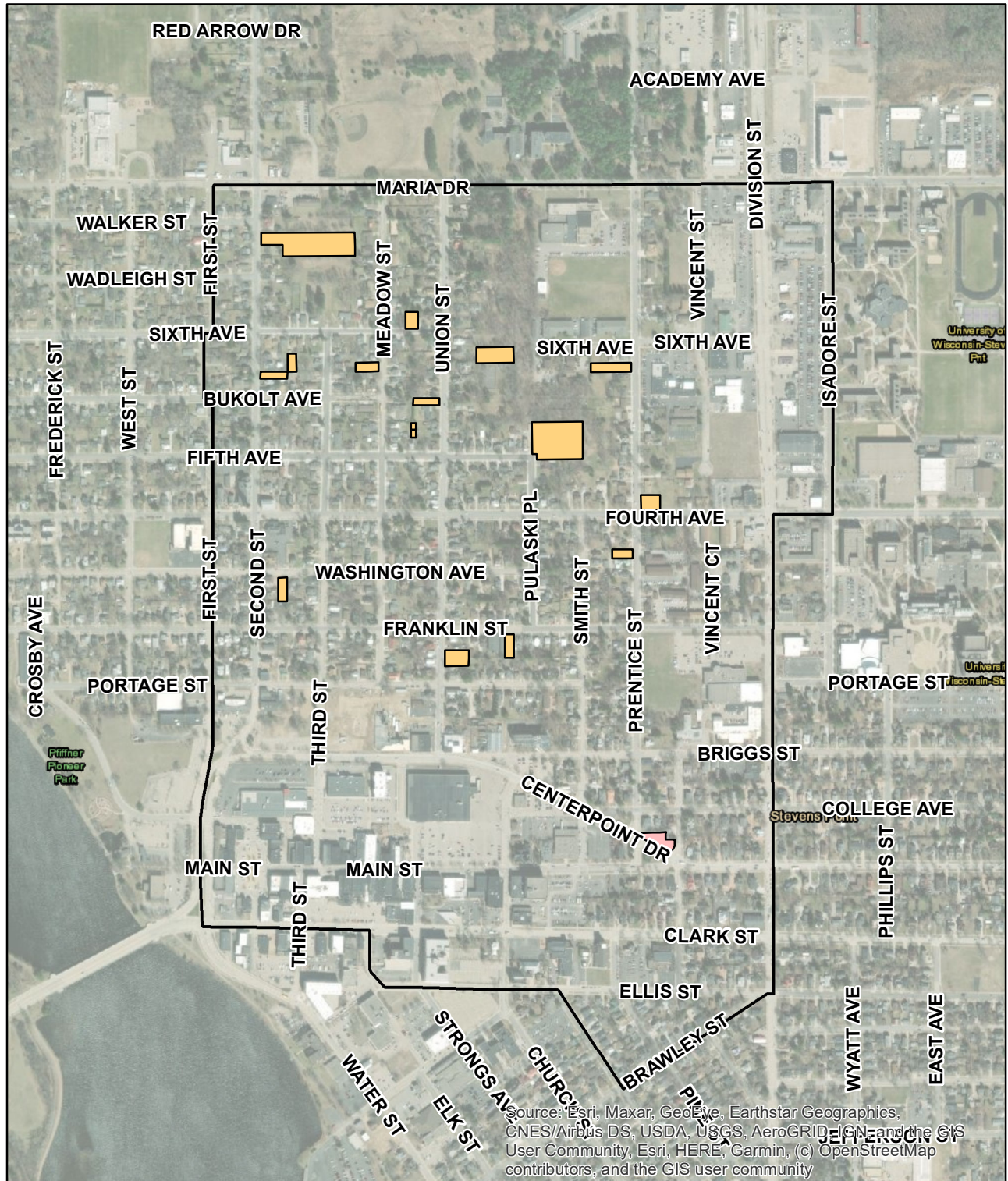
Subdivision regulation for development within the City of Stevens Point are regulated within [Chapter 20](#) of the Revised Municipal Code.

Plan Review and Building Permit Fees for development within the City of Stevens Point are outlined in the [Fee Schedule](#) of the Community Development Department.

Developers and Builders are strongly advised to reach out to [Community Development Staff](#) before making offers to purchase on any land for residential development.

This regulatory document was reviewed by the City Plan Commission on December 2, 2024 and accepted by the Common Council of the City of Stevens Point on December 16, 2024.

Undeveloped Land Zoned for Residential Development District #1



Zoning District



R3



Aldermanic District #1

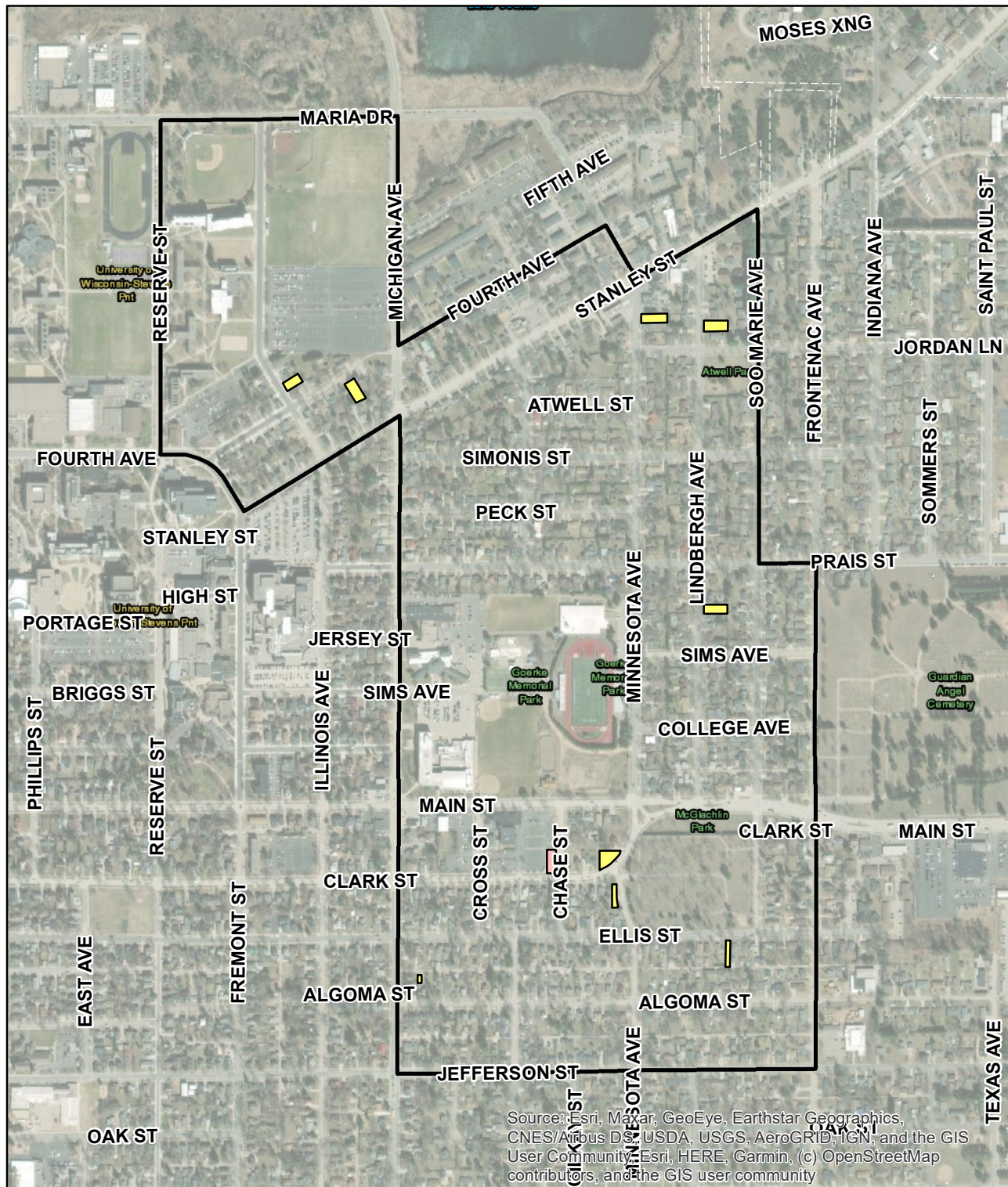


R5

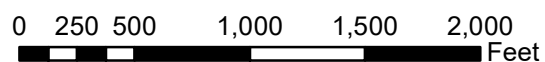
0 250 500 1,000 1,500 2,000 Feet



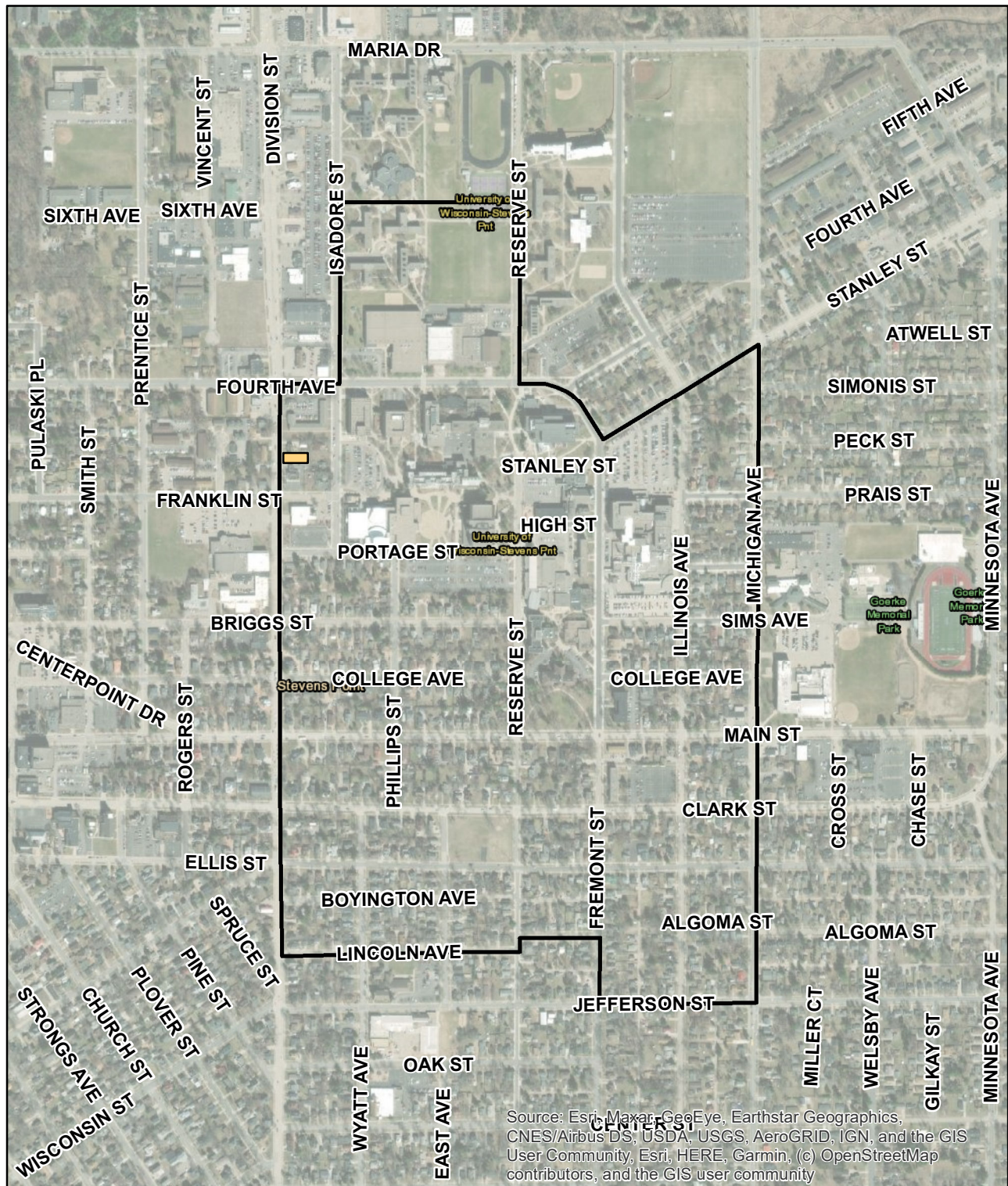
Undeveloped Land Zoned for Residential Development District #2



Zoning District



Undeveloped Land Zoned for Residential Development District #3



Zoning District



R3

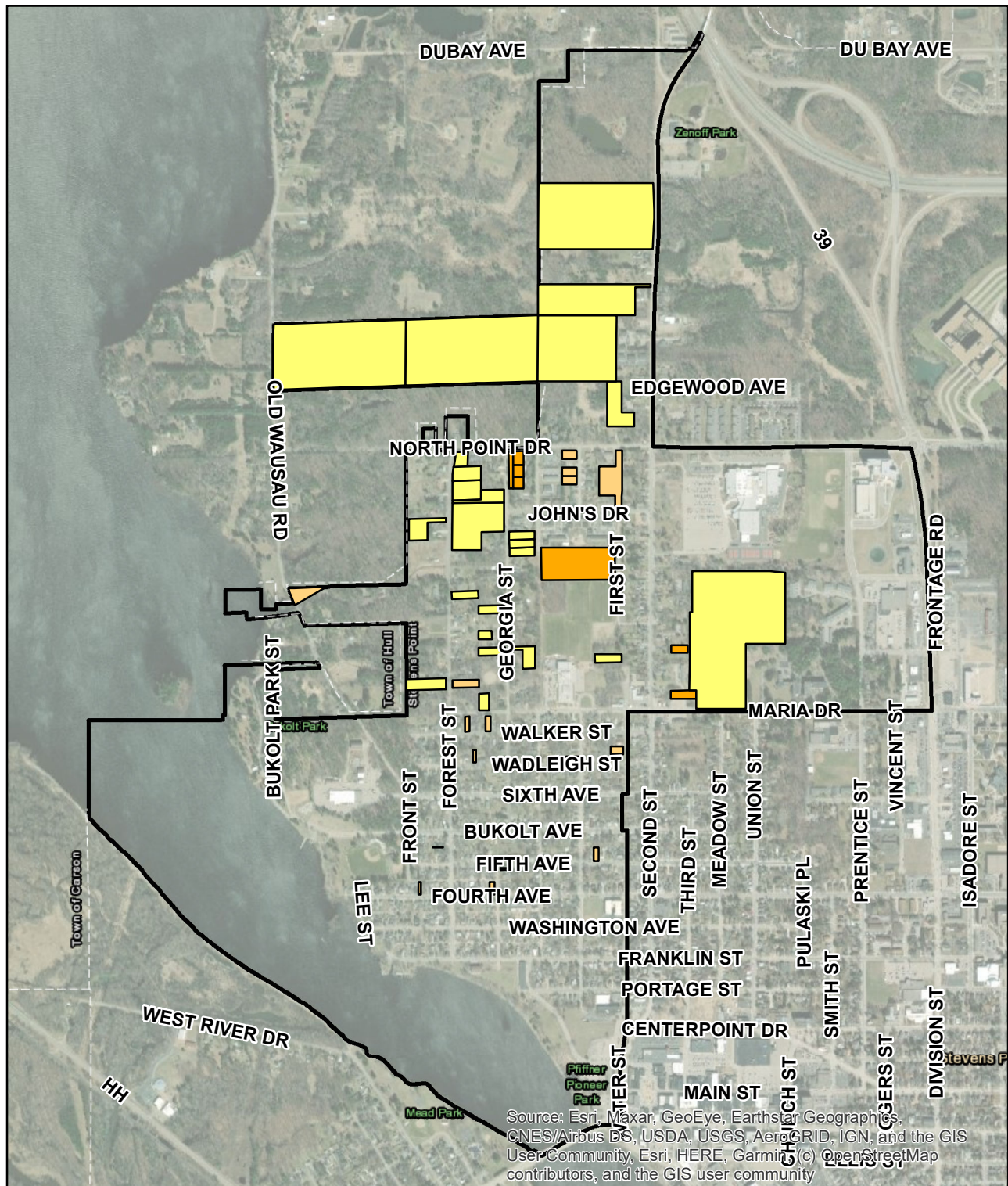


Aldermanic District #3

0 250 500 1,000 1,500 2,000 Feet



Undeveloped Land Zoned for Residential Development District #4



Zoning District

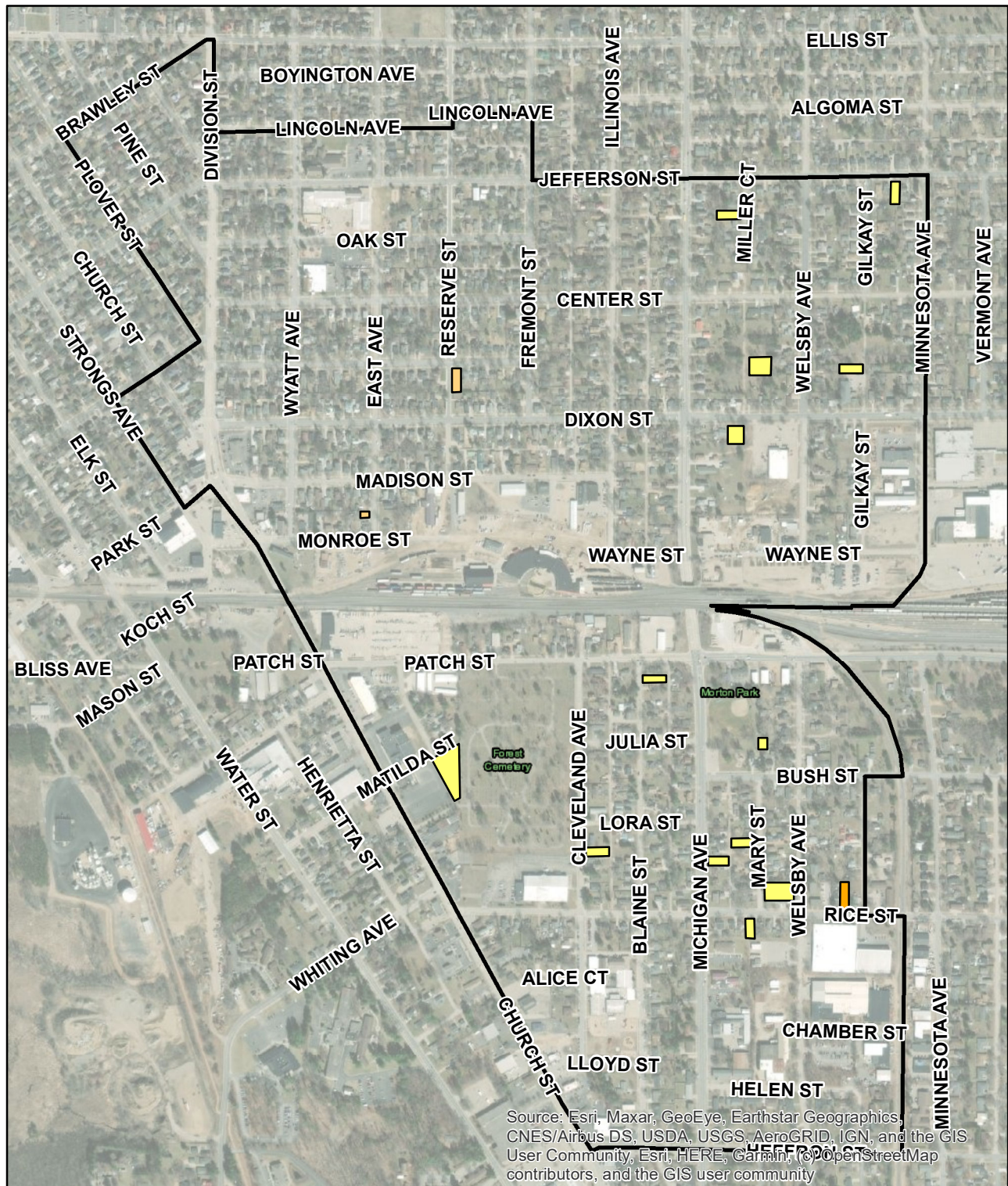


Aldermanic District #4

0 450 900 1,800 2,700 3,600 Feet



Undeveloped Land Zoned for Residential Development District #5



Zoning District



R2



R3



R4

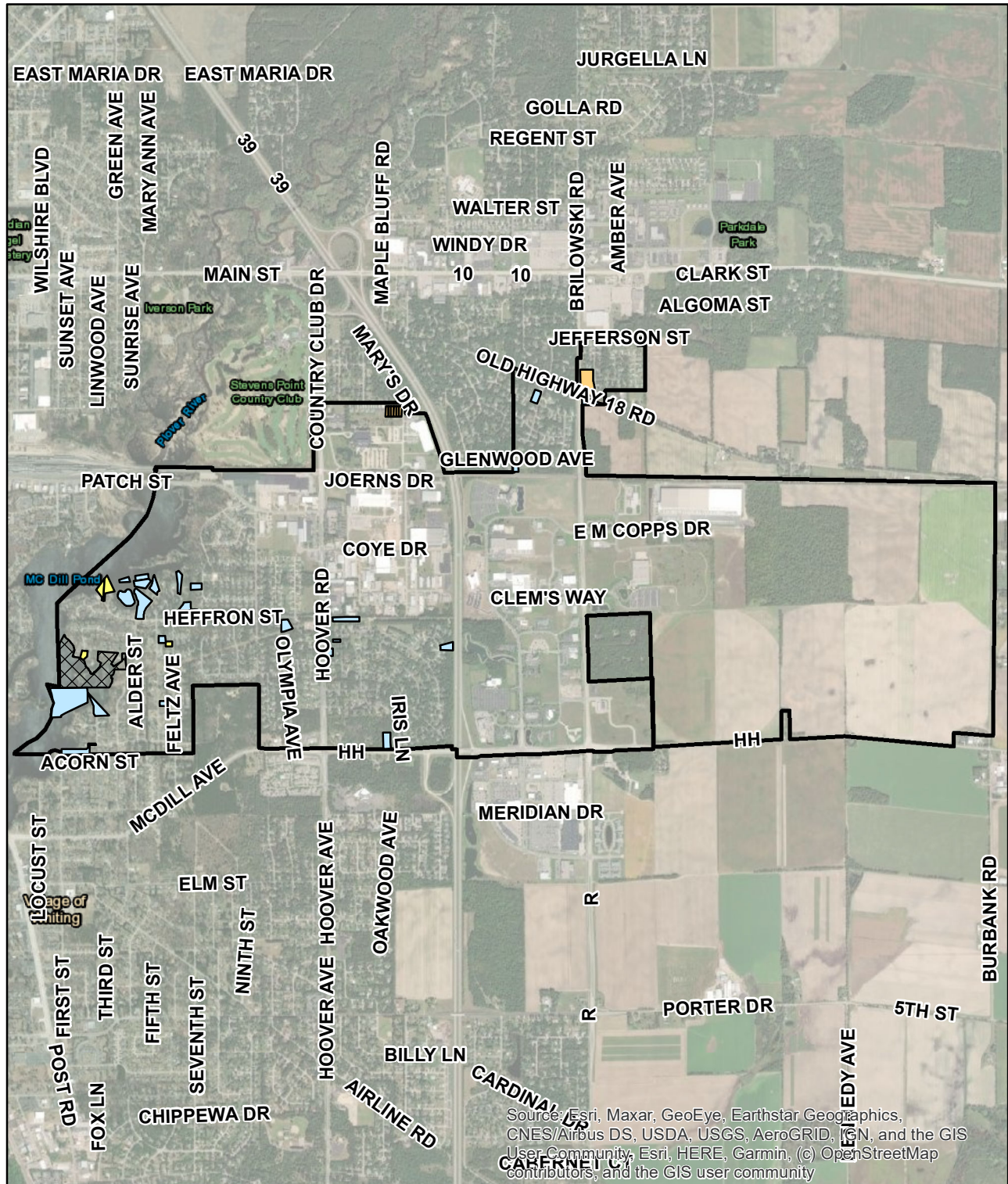


Aldermanic District #5

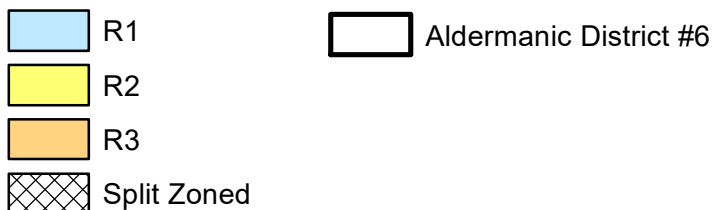
0 250 500 1,000 1,500 2,000 Feet



Undeveloped Land Zoned for Residential Development District #6



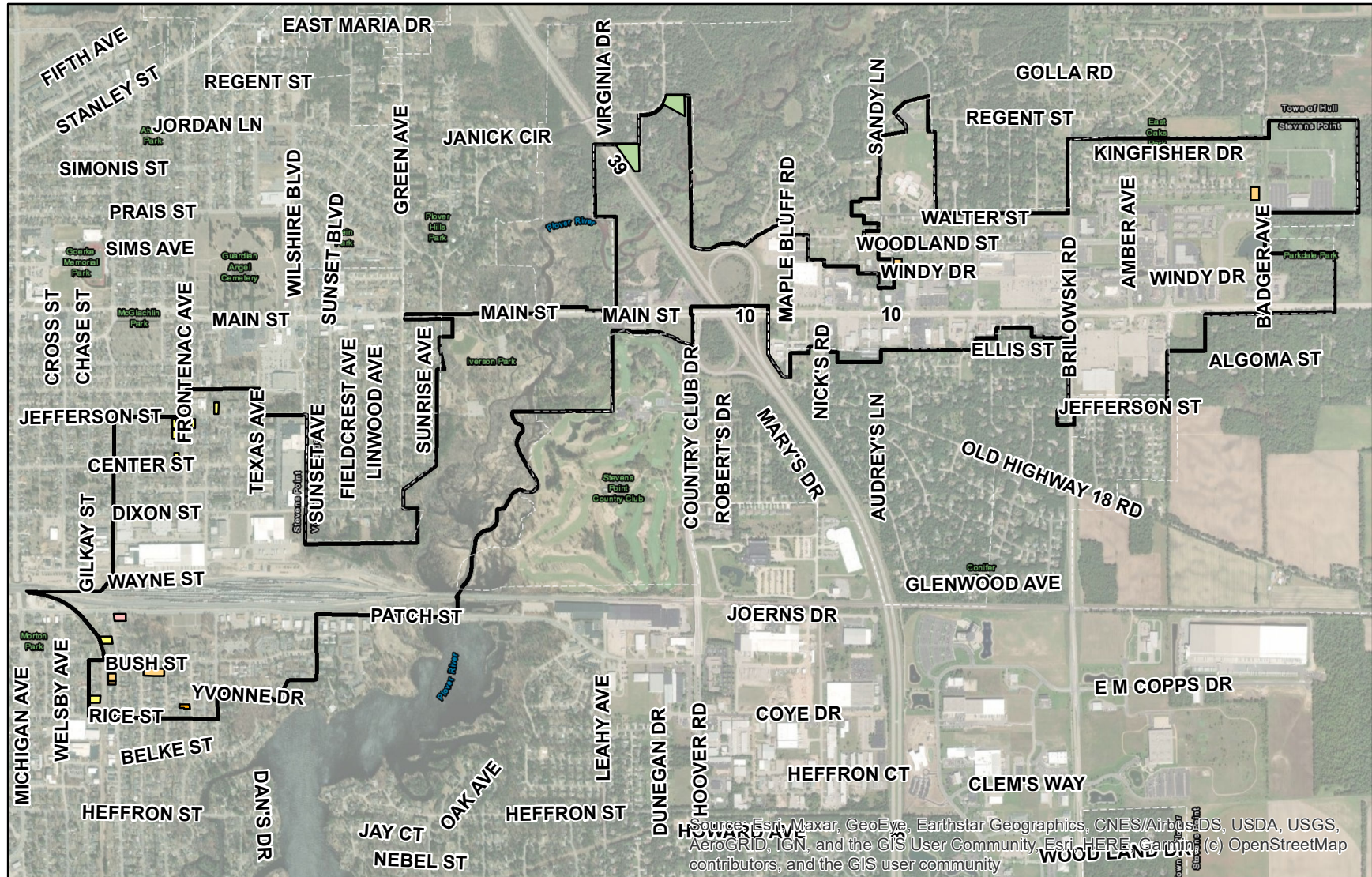
Zoning District



0 900 1,800 3,600 5,400 7,200 Feet



Undeveloped Land Zoned for Residential Development District #7



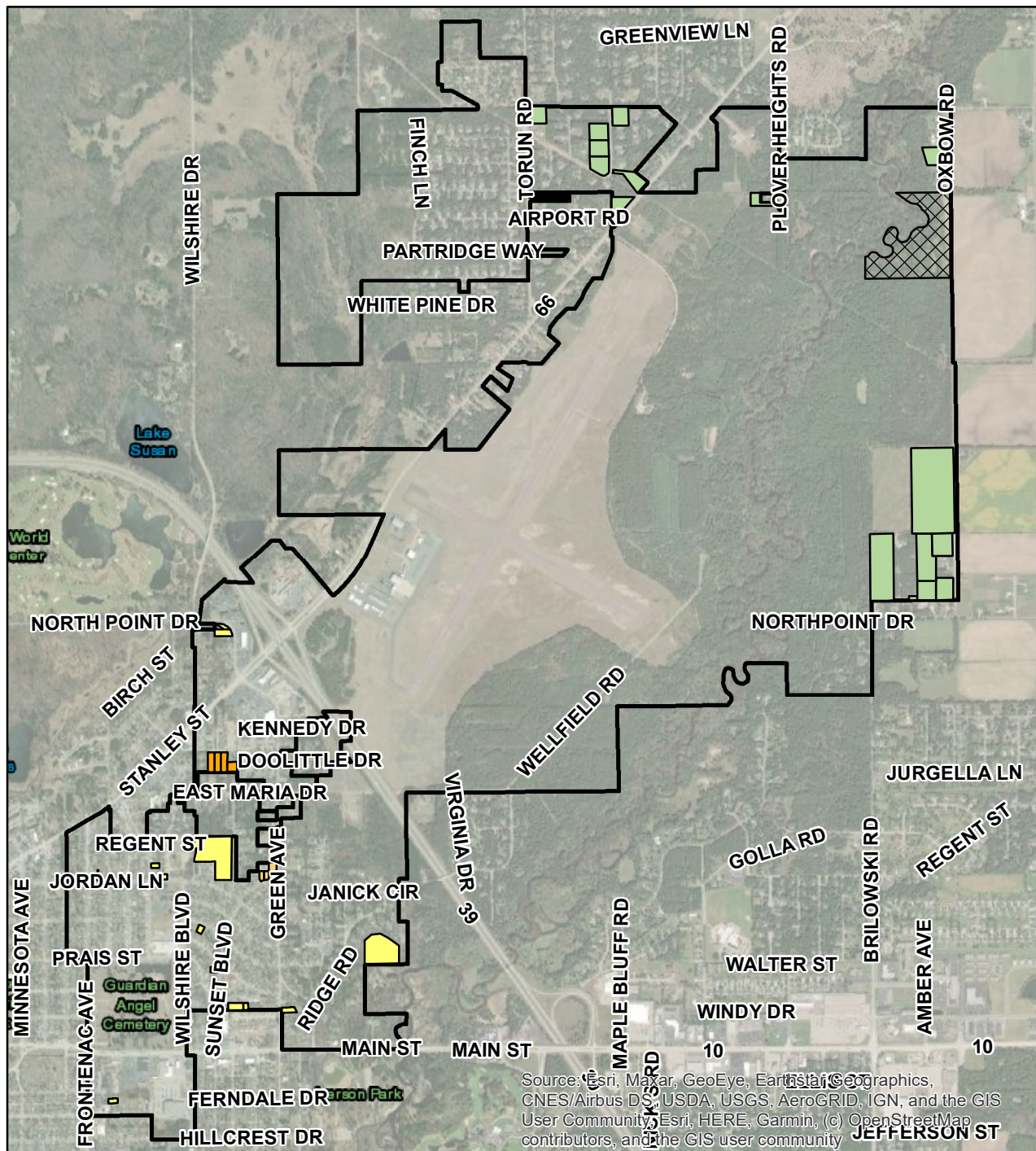
- Zoning District**
- R3
 - RLD
 - R2
 - R4
 - R5

Aldermanic District #7

0 650 1,300 2,600 3,900 5,200 Feet



Undeveloped Land Zoned for Residential Development District #8



Zoning District

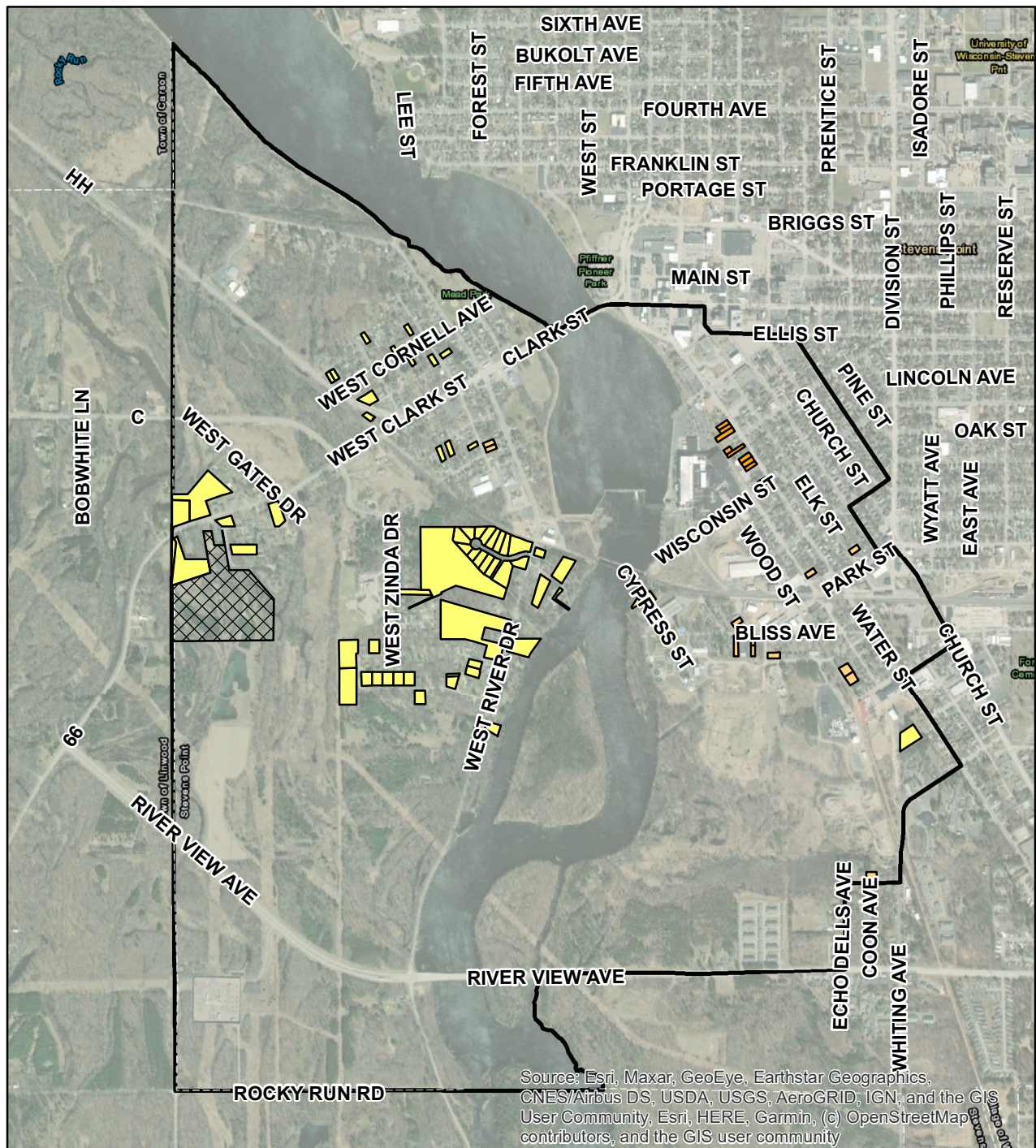
 RLD	 R3
 R2	 R4
	 Split Zoned

 Aldermanic District #8

0 875 1,750 3,500 5,250 7,000 Feet



Undeveloped Land Zoned for Residential Development District #9



Zoning District



R2



R3



R4



Split Zoned

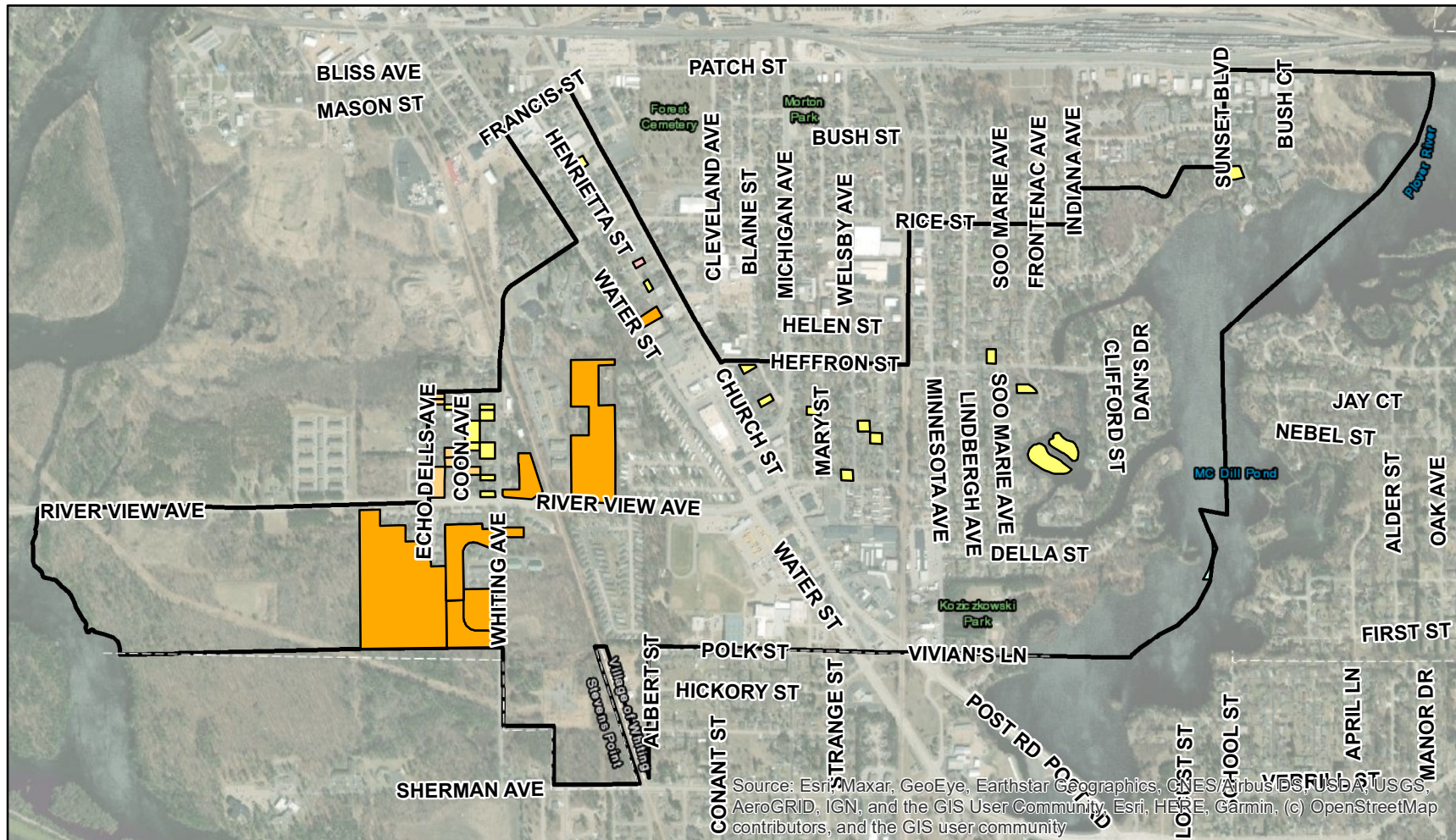


Aldermanic District #9

0 625 1,250 2,500 3,750 5,000 Feet



Undeveloped Land Zoned for Residential Development District #10



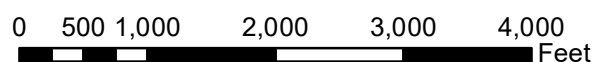
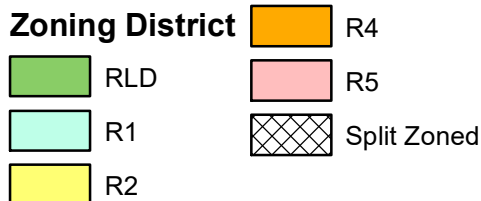
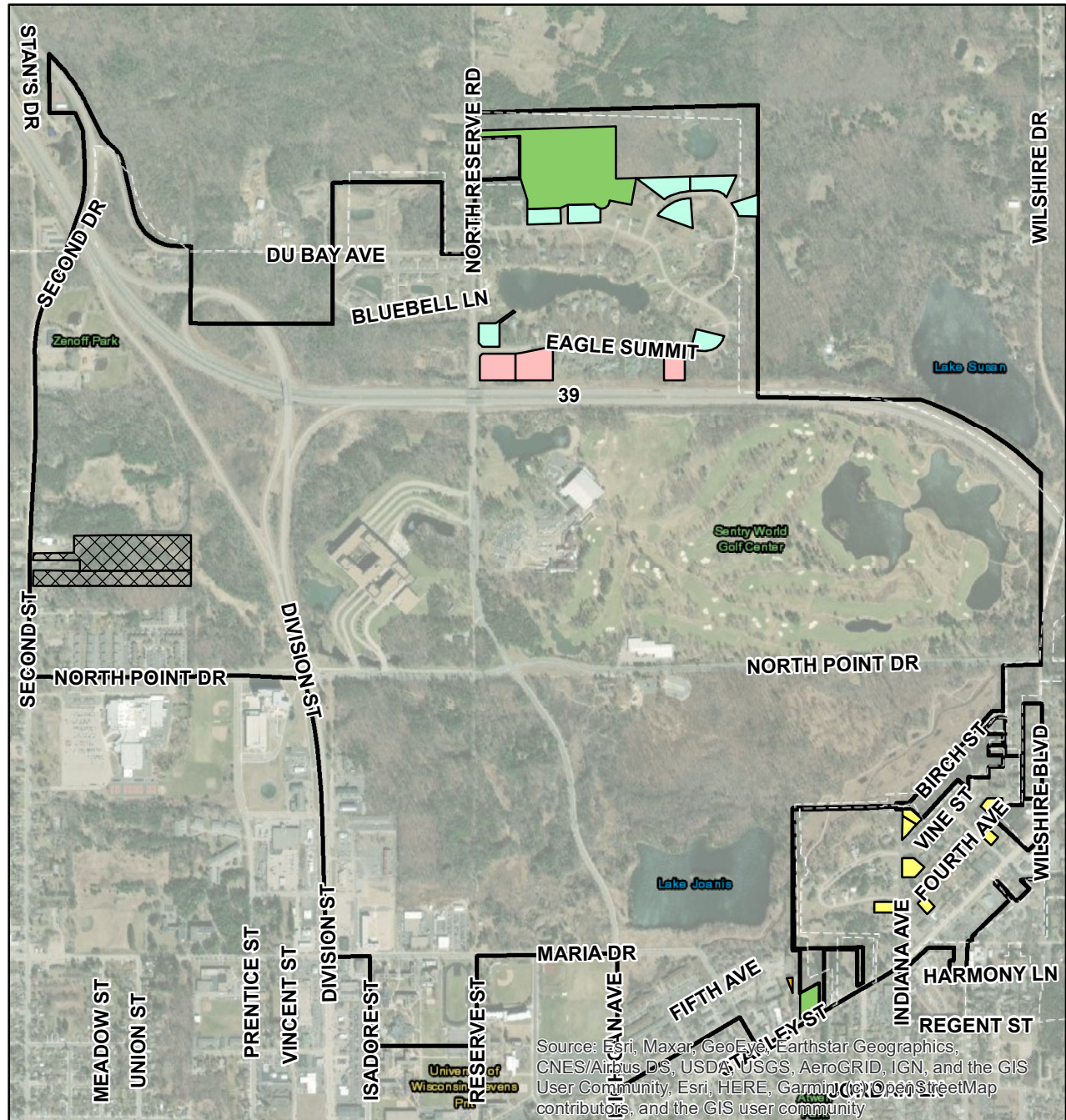
Zoning District	
	R3
	R4
	R2
	R5

Aldermanic District #10

0 625 1,250 2,500 3,750 5,000 Feet



Undeveloped Land Zoned for Residential Development District #11



PIN	Site Address	Zone
281230801300001	5640 CARRIE FROST DR STEVENS POINT WI 54482	B4
281240836220053	0 SONGBIRD LN STEVENS POINT WI 54482	B5
281240820140137	1917 BLUEBELL LN STEVENS POINT WI 54482	PD
281240820140138	1919 BLUEBELL LN STEVENS POINT WI 54482	PD
281240820140139	1925 BLUEBELL LN STEVENS POINT WI 54482	PD
281240820140140	1927 BLUEBELL LN STEVENS POINT WI 54482	PD
281240820140141	1933 BLUEBELL LN STEVENS POINT WI 54482	PD
281240820140142	1935 BLUEBELL LN STEVENS POINT WI 54482	PD
281240830402428		PD
281240830402427		PD
281240830402426		PD
281240830402425		PD
281240830402424		PD
281240830402423		PD
281240830402422		PD
281240830402421		PD
281240830402420		PD
281240830402417		PD
281240830402416		PD
281240830402413		PD
281240830402412		PD
281240830402411		PD
281240830402410		PD
281230803340207	0 FELTZ AVE STEVENS POINT WI 54481	R1
281230803340208	0 FELTZ AVE STEVENS POINT WI 54481	R1
281230803310709	0 OAK AVE STEVENS POINT WI 54481	R1
281230803200103	0 HEFFRON ST STEVENS POINT WI 54481	R1
281230803130057	0 HEFFRON ST STEVENS POINT WI 54481	R1
281230803330120	0 BONNIE BAY RD STEVENS POINT WI 54481	R1
281230803330123	0 BONNIE BAY RD STEVENS POINT WI 54481	R1
281230803330105	0 BONNIE BAY RD STEVENS POINT WI 54481	R1
281230803330128		R1
281230803310509	0 OAK AVE STEVENS POINT WI 54481	R1
281230803200126	0 FELTZ AVE STEVENS POINT WI 54481	R1
281230803200121	0 ISLAND VIEW CT STEVENS POINT WI 54481	R1
281230803130021	3000 PARKWAY DR STEVENS POINT WI 54481	R1
281230803200110	0 ISLAND VIEW CT STEVENS POINT WI 54481	R1
281230803200123		R1
281230803200124		R1
281230803200125		R1
281230803200105	0 OAK AVE STEVENS POINT WI 54481	R1
281240821200316	EAGLE SUMMIT STEVENS POINT WI 54482	R1
281240821200347	1109 RESERVE ST NORTH STEVENS POINT WI 54482	R1
281240821200124	0 FALCONS COVE STEVENS POINT WI 54482	R1
281240821200123	0 FALCONS COVE STEVENS POINT WI 54482	R1
281240821200401	2309 OSPREY RETREAT STEVENS POINT WI 54482	R1
281240821200407	2408 OSPREY RETREAT STEVENS POINT WI 54482	R1
281240821200410	2316 OSPREY RETREAT STEVENS POINT WI 54482	R1
281240821200409	2324 OSPREY RETREAT STEVENS POINT WI 54482	R1
281230802300125	0 CLOVER CT STEVENS POINT WI 54481	R1
281230802300604	0 HOOVER RD STEVENS POINT WI 54481	R1
281230802300610	0 TULIP LN STEVENS POINT WI 54481	R1
281230803400124	0 HEFFRON ST STEVENS POINT WI 54481	R1
281230802300102	0 HOWARD AVE STEVENS POINT WI 54481	R1
281230802301119	0 COUNTY ROAD HH STEVENS POINT WI 54481	R1
281240836320102	OLD HIGHWAY 18 RD STEVENS POINT WI 54482	R1
281240835400511	0 ELMWOOD AVE STEVENS POINT WI 54482	R1
281240835401317	0 GLENWOOD AVE STEVENS POINT WI 54482	R1
281230802301119	0 COUNTY ROAD HH	R1
281230803200121	0 ISLAND VIEW CT	R1
281230806100112	0 WEST RIVER DR STEVENS POINT WI 54481	R2

281230806100403	0 WEST MCDONALD DR STEVENS POINT WI 54481	R2
281230806100511	0 WEST MCDONALD DR STEVENS POINT WI 54481	R2
281230806100512	0 WEST BRENTWOOD DR STEVENS POINT WI 54481	R2
281230806100517	0 WEST BIRCHWOOD LN STEVENS POINT WI 54481	R2
281230806100518	0 WEST MCDONALD DR STEVENS POINT WI 54481	R2
281230806100519	0 WEST MCDONALD DR STEVENS POINT WI 54481	R2
281230806100520	0 WEST MCDONALD DR STEVENS POINT WI 54481	R2
281230806100521	0 WEST MCDONALD DR STEVENS POINT WI 54481	R2
281230806100303	0 WEST BIRCHWOOD LN STEVENS POINT WI 54481	R2
281230806100603	0 WEST BRENTWOOD DR STEVENS POINT WI 54481	R2
281230806100602	0 WEST MAPLERIDGE DR STEVENS POINT WI 54481	R2
281230806100306	0 WEST BIRCHWOOD LN STEVENS POINT WI 54481	R2
281230806100304	0 WEST MAPLERIDGE DR STEVENS POINT WI 54481	R2
281240831401223	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401222	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401221	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401220	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401219	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831300623	0 WEST CLARK ST STEVENS POINT WI 54481	R2
281240831300622	0 WEST CLARK ST STEVENS POINT WI 54481	R2
281240831401212	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401213	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401214	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401218	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401217	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401215	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831300504	0 WEST CLARK ST STEVENS POINT WI 54481	R2
281240831300508	0 WEST CLARK ST STEVENS POINT WI 54481	R2
281240831300209	0 WEST GATES DR STEVENS POINT WI 54481	R2
281240831401103	0 WEST RIVER DR STEVENS POINT WI 54481	R2
281240831401240	0 WEST ZINDA DR STEVENS POINT WI 54481	R2
281240831401232	0 WEST ZINDA DR STEVENS POINT WI 54481	R2
281240831401225	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831300613	0 WEST SESAME ST STEVENS POINT WI 54481	R2
281240831401241	WEST ZINDA DR STEVENS POINT WI 54481	R2
281240831401216	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831300218	0 WEST CLARK ST STEVENS POINT WI 54481	R2
281230805420407	1616 RIVER VIEW AVE STEVENS POINT WI 54481	R2
281230805420408	0 WHITING AVE STEVENS POINT WI 54481	R2
281230805420621	0 COON AVE STEVENS POINT WI 54481	R2
281230805420808	0 WHITING AVE STEVENS POINT WI 54481	R2
281230805420707	0 COON AVE STEVENS POINT WI 54481	R2
281230805420811	0 WHITING AVE STEVENS POINT WI 54481	R2
281230806100101	0 WEST RIVER DR STEVENS POINT WI 54481	R2
281240831401424	0 WEST PLEASANT ST STEVENS POINT WI 54481	R2
281240831401506	0 WEST PLEASANT ST STEVENS POINT WI 54481	R2
281240831401226	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401507	0 WEST RIVER DR STEVENS POINT WI 54481	R2
281230805420620	0 WHITING AVE STEVENS POINT WI 54481	R2
281230805420622	0 COON AVE STEVENS POINT WI 54481	R2
281230805101216	0 WATER ST STEVENS POINT WI 54481	R2
281240831401427	0 WEST PLEASANT ST STEVENS POINT WI 54481	R2
281240831401211	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281230804300413	0 NEBEL ST STEVENS POINT WI 54481	R2
281230804400418		R2
281230804300314	0 MARTHA'S LN STEVENS POINT WI 54481	R2
281230804400419		R2
281230804300533	0 MARY ST STEVENS POINT WI 54481	R2
281230804300720	0 DALANEY ST STEVENS POINT WI 54481	R2
281230804400509	0 CHANNEL DR STEVENS POINT WI 54481	R2
281230804300306	0 WELSBY AVE STEVENS POINT WI 54481	R2
281230804300701	0 HEFFRON ST STEVENS POINT WI 54481	R2

281230804100536	0 HEFFRON ST STEVENS POINT WI 54481	R2
281230804200802	0 WILLIAMS ST STEVENS POINT WI 54481	R2
281230804202108	0 MICHIGAN AVE STEVENS POINT WI 54481	R2
281230804201116	0 CLEVELAND AVE STEVENS POINT WI 54481	R2
281230804202125	0 MARY ST STEVENS POINT WI 54481	R2
281230804200403	0 BLAINE ST STEVENS POINT WI 54481	R2
281240833302102	0 DIXON ST STEVENS POINT WI 54481	R2
281240833300344	0 MILLER CT STEVENS POINT WI 54481	R2
281230804202004	0 RICE ST STEVENS POINT WI 54481	R2
281230805101602	0 MATILDA ST STEVENS POINT WI 54481	R2
281230805101701	1333 MATILDA ST STEVENS POINT WI 54481	R2
281230804200330	0 BUSH ST STEVENS POINT WI 54481	R2
281240833302323	0 WELSBY AVE STEVENS POINT WI 54481	R2
281230804202211	0 MARY ST STEVENS POINT WI 54481	R2
281230804202406	2827 MARTHA'S LN STEVENS POINT WI 54481	R2
281230804200106	2600 MINNESOTA AVE STEVENS POINT WI 54481	R2
281240833302417	0 DIXON ST STEVENS POINT WI 54481	R2
281240833400415	0 OAK ST STEVENS POINT WI 54481	R2
281240833400402	0 JEFFERSON ST STEVENS POINT WI 54481	R2
281240833400307	0 JEFFERSON ST STEVENS POINT WI 54481	R2
281240833401138	0 CENTER ST STEVENS POINT WI 54481	R2
281240833300103	0 JEFFERSON ST STEVENS POINT WI 54481	R2
281230803320011	0 NEBEL ST STEVENS POINT WI 54481	R2
281230803310503	0 FELTZ AVE STEVENS POINT WI 54481	R2
281230803230009	0 HEFFRON ST STEVENS POINT WI 54481	R2
281230803230008	0 HEFFRON ST STEVENS POINT WI 54481	R2
281230803220072	0 SUNSET BLVD STEVENS POINT WI 54481	R2
281240830100249	0 MARIA DR STEVENS POINT WI 54481	R2
281240819400301	0 OLD WAUSAU RD STEVENS POINT WI 54481	R2
281240830100309	0 FOREST N ST STEVENS POINT WI 54481	R2
281240830100237	0 FOREST N ST STEVENS POINT WI 54481	R2
281240830100316	0 FOREST N ST STEVENS POINT WI 54481	R2
281240830100202	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R2
281240819400401	0 FREDERICK N ST STEVENS POINT WI 54481	R2
281240830100265		R2
281240830100269		R2
281240830100268		R2
281240830100270		R2
281240829230024	0 SECOND N ST STEVENS POINT WI 54481	R2
281240830100220	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R2
281240830100135	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R2
281240830100238	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R2
281240830100137	317 GEORGIA ST NORTH STEVENS POINT WI 54481	R2
281240830100138	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R2
281240830100139	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R2
281240830100234	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R2
281240829240033	0 MARIA DR STEVENS POINT WI 54481	R2
281240820330007	0 NORTH POINT DR STEVENS POINT WI 54481	R2
281240820330023	0 SECOND N ST STEVENS POINT WI 54481	R2
281240820320008	0 SECOND N ST STEVENS POINT WI 54481	R2
281240820320001	0 SECOND N ST STEVENS POINT WI 54481	R2
281240833202226	0 MICHIGAN AVE STEVENS POINT WI 54481	R2
281240828301206	0 ILLINOIS AVE STEVENS POINT WI 54481	R2
281240828301316	0 FOURTH AVE STEVENS POINT WI 54481	R2
281240833100808	0 ELLIS ST STEVENS POINT WI 54481	R2
281240833202901	0 MINNESOTA AVE STEVENS POINT WI 54481	R2
281240833100305	0 LINDBERGH AVE STEVENS POINT WI 54481	R2
281240828400607	0 LINDBERGH AVE STEVENS POINT WI 54481	R2
281240833101721	JEFFERSON ST STEVENS POINT WI 54481	R2
281240833101924	0 ALGOMA ST STEVENS POINT WI 54481	R2
281240833203011	2724 CLARK ST STEVENS POINT WI 54481	R2
281240828400426	0 JORDAN LN STEVENS POINT WI 54481	R2

281240828400713	0 MINNESOTA AVE STEVENS POINT WI 54481	R2
281240828100105	0 INDIANA N AVE STEVENS POINT WI 54481	R2
281240828100023	0 FOURTH AVE STEVENS POINT WI 54481	R2
281240828100408		R2
281240828100409	0 INDIANA N AVE STEVENS POINT WI 54481	R2
281240828100519	0 VINE ST STEVENS POINT WI 54481	R2
281240827300918	0 SUNSET BLVD STEVENS POINT WI 54481	R2
281240827300805	0 SIMONIS ST STEVENS POINT WI 54481	R2
281240828402113	3416 JORDAN LN STEVENS POINT WI 54481	R2
281240828100005	0 FOURTH AVE STEVENS POINT WI 54481	R2
281240827200224	0 NORTH POINT DR STEVENS POINT WI 54481	R2
281240834200305	0 GREEN AVE STEVENS POINT WI 54481	R2
281240827301912	0 RIDGE RD STEVENS POINT WI 54481	R2
281240828402102	409 SAINT PAUL ST STEVENS POINT WI 54481	R2
281240827300507	0 WEIR BLVD STEVENS POINT WI 54481	R2
281240828100312	0 FOURTH AVE STEVENS POINT WI 54481	R2
281240827200223	0 NORTH POINT DR STEVENS POINT WI 54481	R2
281240834201110		R2
281240834201109		R2
281240831400407	0 WEST KARNER ST STEVENS POINT WI 54481	R2
281240831400424	0 WEST PEARL ST STEVENS POINT WI 54481	R2
281240831400405	0 WEST KARNER ST STEVENS POINT WI 54481	R2
281240831100505	0 COUNTY ROAD HH STEVENS POINT WI 54481	R2
281240831100409	0 WEST WILSON AVE STEVENS POINT WI 54481	R2
281240831100307	0 WEST HARDING AVE STEVENS POINT WI 54481	R2
281240831100306	549 WEST HARDING AVE STEVENS POINT WI 54481	R2
281240831100705	0 WEST CORNELL AVE STEVENS POINT WI 54481	R2
281240831101005	0 WEST PEARL ST STEVENS POINT WI 54481	R2
281240831100817	0 WEST CORNELL AVE STEVENS POINT WI 54481	R2
281240831100910	0 WEST HARDING AVE STEVENS POINT WI 54481	R2
281240831100802	0 WEST HARDING AVE STEVENS POINT WI 54481	R2
281240831100724	0 WEST WILSON AVE STEVENS POINT WI 54481	R2
281240831100307	0 WEST HARDING AVE STEVENS POINT WI 54481	R2
281240831100306	549 WEST HARDING AVE STEVENS POINT WI 54481	R2
281240828100519	0 VINE ST	R2
281230805420402	0 COON AVE STEVENS POINT WI 54481	R3
281230805420708	0 ECHO DELLS AVE STEVENS POINT WI 54481	R3
281230805420702		R3
281230805420109	0 HOWARD AVE STEVENS POINT WI 54481	R3
281230805100703	0 MASON ST STEVENS POINT WI 54481	R3
281230805200004	0 BLISS AVE STEVENS POINT WI 54481	R3
281240832300907	0 TAMARAC ST STEVENS POINT WI 54481	R3
281240832300303	0 CYPRESS ST STEVENS POINT WI 54481	R3
281240832300403	0 CYPRESS ST STEVENS POINT WI 54481	R3
281240832402307	2157 PRAIRIE ST STEVENS POINT WI 54481	R3
281230805420304	0 ECHO DELLS AVE STEVENS POINT WI 54481	R3
281230805420523	0 COON AVE STEVENS POINT WI 54481	R3
281230805420522	0 COON AVE STEVENS POINT WI 54481	R3
281230805100714	0 PRAIRIE ST STEVENS POINT WI 54481	R3
281230805200022	0 MASON ST STEVENS POINT WI 54481	R3
281230805200005	0 BLISS AVE STEVENS POINT WI 54481	R3
281230805200009	517 BLISS AVE STEVENS POINT WI 54481	R3
281240832402508	2157 ELK ST STEVENS POINT WI 54481	R3
281240832403616	0 EAST AVE STEVENS POINT WI 54481	R3
281240833300907	0 McCULLOCH ST STEVENS POINT WI 54481	R3
281230804202504	0 MINNESOTA AVE STEVENS POINT WI 54481	R3
281230804202503	0 MINNESOTA AVE STEVENS POINT WI 54481	R3
281230804100803	0 SOO MARIE AVE STEVENS POINT WI 54481	R3
281240830400921	0 FOURTH AVE STEVENS POINT WI 54481	R3
281240830401511	0 WADLEIGH ST STEVENS POINT WI 54481	R3
281240830100243	0 FOREST N ST STEVENS POINT WI 54481	R3
281240830400714	0 FIFTH AVE STEVENS POINT WI 54481	R3

281240830400207	0 WALKER ST STEVENS POINT WI 54481	R3
281240830100406	0 OLD WAUSAU RD STEVENS POINT WI 54481	R3
281240830401915	0 FOURTH AVE STEVENS POINT WI 54481	R3
281240830402504		R3
281240829301913	0 FIFTH AVE STEVENS POINT WI 54481	R3
281240829303608	0 SECOND ST STEVENS POINT WI 54481	R3
281240829300220	0 SIXTH AVE STEVENS POINT WI 54481	R3
281240829300714	0 WEST ST STEVENS POINT WI 54481	R3
281240829303203	0 WASHINGTON AVE STEVENS POINT WI 54481	R3
281240829303711	0 MEADOW ST STEVENS POINT WI 54481	R3
281240829303614	0 THIRD ST STEVENS POINT WI 54481	R3
281240829302214	0 FIRST ST STEVENS POINT WI 54481	R3
281240829300340	0 SECOND ST STEVENS POINT WI 54481	R3
281240829304407	0 FRANKLIN ST STEVENS POINT WI 54481	R3
281240829400818	0 PRENTICE ST STEVENS POINT WI 54481	R3
281240829401040	0 PRENTICE ST STEVENS POINT WI 54481	R3
281240829304810	0 FIFTH AVE STEVENS POINT WI 54481	R3
281240829400624	0 PRENTICE ST STEVENS POINT WI 54481	R3
281240829300132	0 UNION ST STEVENS POINT WI 54481	R3
281240829304413	917 UNION ST STEVENS POINT WI 54481	R3
281240829401306	0 DIVISION ST STEVENS POINT WI 54481	R3
281240829304809	0 MEADOW ST STEVENS POINT WI 54481	R3
281240829400627	0 PULASKI PL STEVENS POINT WI 54481	R3
281240829304818	0 UNION ST STEVENS POINT WI 54481	R3
281240830400203	0 WALKER ST STEVENS POINT WI 54481	R3
281240829220033	0 WEST N ST STEVENS POINT WI 54481	R3
281240829220032	424 WEST N ST STEVENS POINT WI 54481	R3
281240829220030	0 NORTH POINT DR STEVENS POINT WI 54481	R3
281240829220047	0 NORTH POINT DR STEVENS POINT WI 54481	R3
281240827300424	0 SUNSET BLVD STEVENS POINT WI 54481	R3
281240827300423	332 SUNSET BLVD STEVENS POINT WI 54481	R3
281240827300420	400 GREEN AVE STEVENS POINT WI 54481	R3
281240835300044	5301 CAROL'S LN STEVENS POINT WI 54481	R3
281240835300045	5303 CAROL'S LN STEVENS POINT WI 54481	R3
281240835300046	5309 CAROL'S LN STEVENS POINT WI 54481	R3
281240835300047	5311 CAROL'S LN STEVENS POINT WI 54481	R3
281240835300048	5317 CAROL'S LN STEVENS POINT WI 54481	R3
281240835300049	5319 CAROL'S LN STEVENS POINT WI 54481	R3
281240836320105	0 SCHILLER DR STEVENS POINT WI 54482	R3
281240836320146	0 JEFFERSON ST STEVENS POINT WI 54482	R3
281240825340115	0 SANDPIPER DR STEVENS POINT WI 54482	R3
281240835120147	5416 WINDY DR STEVENS POINT WI 54482	R3
281240831400207	0 WEST PEARL ST STEVENS POINT WI 54481	R3
281240831400206	0 WEST PEARL ST STEVENS POINT WI 54481	R3
281230805400116	3332 WHITING AVE STEVENS POINT WI 54481	R4
281240832300218	924 WISCONSIN ST STEVENS POINT WI 54481	R4
281240832300224	1740 WATER ST STEVENS POINT WI 54481	R4
281240832300226	1732 WATER ST STEVENS POINT WI 54481	R4
281240832300227	1724 WATER ST STEVENS POINT WI 54481	R4
281240832300230	0 WATER ST STEVENS POINT WI 54481	R4
281240832300236	1552 WATER ST STEVENS POINT WI 54481	R4
281240832300237	1544 WATER ST STEVENS POINT WI 54481	R4
281230805400154	0 WHITING AVE STEVENS POINT WI 54481	R4
281230805430043	0 RIVER VIEW AVE STEVENS POINT WI 54481	R4
281230805410022	0 WHITING AVE STEVENS POINT WI 54481	R4
281240832300219	0 WATER ST STEVENS POINT WI 54481	R4
281240832300229	1708 WATER ST STEVENS POINT WI 54481	R4
281240832300234	1560 WATER ST STEVENS POINT WI 54481	R4
281230805400146	0 WHITING AVE STEVENS POINT WI 54481	R4
281230805400147	0 WHITING AVE STEVENS POINT WI 54481	R4
281230805440023		R4
281230805410003	0 WATER ST STEVENS POINT WI 54481	R4

281230804200835	0 WATER ST STEVENS POINT WI 54481	R4
281230804100921	0 FRONTENAC AVE STEVENS POINT WI 54481	R4
281230804202321	0 RICE ST STEVENS POINT WI 54481	R4
281240829240028	0 SECOND N ST STEVENS POINT WI 54481	R4
281240829220004	0 FREDERICK N ST STEVENS POINT WI 54481	R4
281240830100131	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R4
281240830100132	0 NORTH POINT DR STEVENS POINT WI 54481	R4
281240829240021	0 MARIA DR STEVENS POINT WI 54481	R4
281240830100142	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R4
281240830100140	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R4
281240828401915	0 STANLEY ST STEVENS POINT WI 54481	R4
281240827230102	0 EAST MARIA DR STEVENS POINT WI 54481	R4
281240827230109	0 DOOLITTLE DR STEVENS POINT WI 54481	R4
281240827230110	0 DOOLITTLE DR STEVENS POINT WI 54481	R4
281240827230111	0 DOOLITTLE DR STEVENS POINT WI 54481	R4
281230805440023		R4
281230805101419	0 HENRIETTA ST STEVENS POINT WI 54481	R5
281230804100204	2501 MINNESOTA AVE STEVENS POINT WI 54481	R5
281240832101609	0 CENTERPOINT DR STEVENS POINT WI 54481	R5
281240833202512	2624 CLARK ST STEVENS POINT WI 54481	R5
281240821200107	EAGLE SUMMIT STEVENS POINT WI 54482	R5
281240821200133	EAGLE SUMMIT STEVENS POINT WI 54482	R5
281240821200102	EAGLE SUMMIT STEVENS POINT WI 54482	R5
281240828402012	2928 STANLEY ST STEVENS POINT WI 54481	RLD
281240821220006	0 RESERVE ST STEVENS POINT WI 54482	RLD
281240827440007	0 HOFMEISTER DR STEVENS POINT WI 54481	RLD
281240827440005	0 BARBARA'S LN STEVENS POINT WI 54481	RLD
281240824330010	BRILOWSKI N RD STEVENS POINT WI 54482	RLD
281240824330012	0 BRILOWSKI RD STEVENS POINT WI 54482	RLD
281240824330013	0 BRILOWSKI RD STEVENS POINT WI 54482	RLD
281240824330007	0 BRILOWSKI N RD STEVENS POINT WI 54482	RLD
281240824330011	0 BRILOWSKI RD STEVENS POINT WI 54482	RLD
281240824330003	0 BRILOWSKI N RD STEVENS POINT WI 54482	RLD
281240824320001	0 BRILOWSKI N RD STEVENS POINT WI 54482	RLD
281240814430003	0 PLOVER HEIGHTS RD STEVENS POINT WI 54482	RLD
281240814300112	0 SUNNY CREST DR STEVENS POINT WI 54482	RLD
281240814300210	0 HAMPTON RD STEVENS POINT WI 54482	RLD
281240814300212	0 SUNNY CREST DR STEVENS POINT WI 54482	RLD
281240814300106	0 SUNNY CREST DR STEVENS POINT WI 54482	RLD
281240814300114	0 AIRPORT RD STEVENS POINT WI 54482	RLD
281240813320016	0 OXBOW RD STEVENS POINT WI 54482	RLD
281240814300211	0 SUNNY CREST DR STEVENS POINT WI 54482	RLD
281240814300204	0 TORUN RD STEVENS POINT WI 54482	RLD
281240831300624	0 WEST CLARK ST STEVENS POINT WI 54481	Split Zoned
281230803320058	0 NEBEL ST STEVENS POINT WI 54481	Split Zoned
281240820340053	0 SECOND N ST STEVENS POINT WI 54481	Split Zoned
281240820340001	0 SECOND N ST STEVENS POINT WI 54481	Split Zoned
281240813330001	0 BRILOWSKI RD STEVENS POINT WI 54482	Split Zoned

City of Stevens Point
1515 Strong's Avenue
Stevens Point, WI 54481



Public Works

Engineering Department:
Phone: 715-346-1561
Fax: 715-346-1650

Streets Department:
Phone: 715-346-1537
Fax: 715-346-1687

November 20, 2024

To: Plan Commission

From: Scott Beduhn, Director of Public Works

Re: Request for Donation Waiver
Curb Ramp Replacement Project
WisDOT Project 6998-15-20/70 Portage Co STH 66

The Wisconsin Department of Transportation (WisDOT) is preparing for an upcoming project involving the replacement of existing curb ramps along the STH 66 and USH 10 corridors through the City of Stevens Point. This project will replace over 300 existing curb ramps that do not meet current ADA requirements. In addition, a handful of new curb ramps will be installed in areas known to be frequently used by pedestrians where no curb ramp currently exists. The goal of this project is to improve the pedestrian environment throughout the corridors by providing safe, ADA compliant curb ramps.

While many of the existing noncompliant curb ramps can be replaced without any concern, physical constraints along the corridor can limit the ability to install a compliant ramp. These constraints are generally the result of limited space within the existing right of way. In some instances, a compliant ramp by itself will physically not fit within the existing right of way. In other cases, a compliant ramp will fit but will require grading and blending to match the existing terrain. The disturbances outside of the right of way are necessary to complete the installation.

Regarding the latter constraint, WisDOT has identified 14 locations where additional work (grading) outside of the right of way is necessary for the proper installation of the curb ramps. WisDOT is therefore looking for permission to complete the off right of way work and is in need of temporary limited easements (TLE). Even though they are temporary, TLEs are recorded legal documents and are subject to compensation. The total value of the TLEs, as estimated by WisDOT, is \$7,000.

Because the project will provide a direct benefit to the City of Stevens Point, WisDOT is asking that we partner with them in this project and consider waiving the compensation and donating the TLEs through a Donation Waiver. If agreeable, WisDOT will prepare the Donation Waiver for execution by the City.

Staff concurs with WisDOT's opinion as to the direct benefit to the community and therefore recommends partnering with them in this project. Therefore, staff supports and recommends donating the required TLEs.

If you should have questions or concerns, please do not hesitate to contact me.

Z:\90 - MEETINGS\2024 - MEETINGS\12 - December\Plan\Memo - WisDOT Donation Waiver Request.docx

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481



Public Works

Engineering Department:
Phone: 715-346-1561
Fax: 715-346-1650

Streets Department:
Phone: 715-346-1537
Fax: 715-346-1687

November 21, 2024

To: Plan Commission

From: Scott Beduhn, Director of Public Works

Re: Request for Utility Easement Along Badger Avenue
By Wisconsin Public Service

Wisconsin Public Service (WPS) has requested a 12-foot-wide utility easement along the west side of Badger Avenue from the intersection of CTH HH to a planned future intersection approximately ¼ mile north of CTH HH. The easement would be adjacent to and parallel to the existing 100-foot-wide Badger Avenue right-of-way. WPS has indicated that installing primary voltage facilities within City ROW is not supported and has reiterated that the easement is necessary to serve existing and future facilities. A copy of the request from WPS is attached to this memo.

Staff is neutral on this request. It is well understood that public utility companies have the legal right to locate their infrastructure within the public right of way. This understanding was a deciding factor for dedicating the 100-foot wide right of way for Badger Avenue. The wider right of way was, in part, intended to provide space to accommodate other utility companies. When considering additional utility easements outside of the right of way, the right of way could have potentially been reduced in width.

When asked about the easement request and not locating within the right of way, WPS stated only that their tariffs require that they determine the best location for their facilities and that the easement protects their ratepayers from future costs of relocation. WPS did not indicate what would happen if the easement were denied or if there were any other concerns (such as cost of installation) or constraints (such as insufficient space between WPS's proposed facilities and the City's lighting system) preventing them from installing their infrastructure in the right of way. Having just completed the Badger Avenue extension it would seem unlikely that any such need to relocate WPS facilities would happen in the foreseeable future. It would nearly seem as likely that such an event could require a need to expand the right of way in which case the WPS facilities within an easement would need to be relocated at the City's expense. In this unlikely scenario to relocate, it would appear the easement may only be advantageous to WPS and not the City (although the risk is likely minimal). It is for this reason that staff is neutral in this request. Staff does not disagree with WPS's engineers who determined that an easement is in the best interest of WPS and its ratepayers. For that reason it can be supported. However, it may be arguable whether the easement is in the best interest of the City. Either way any future relocation cost will be borne by the residents of Stevens Point, the difference is if the cost is borne only by the City or shared with the other WPS ratepayers across the state.



11/1/2024

Wisconsin Public Service Corporation
P.O. Box 19001
Green Bay, WI 54307-9001
www.wisconsinpublicservice.com

City of Stevens Point
1515 STRONGS AVE
Stevens Point, WI 54481

Dear Customer:

You or your agent recently worked with a Wisconsin Public Service Corporation representative to define the location of an easement at ***COUNTY ROAD HH., in the City of Stevens Point, County of Portage, State of Wisconsin.***

I have enclosed two copies of the easement for your review. The exhibit is only temporary until the final one can be completed. When the final exhibit is complete we will send it along with a copy of the easement for your review. After you review the exhibit, the document will be recorded with the Office of the Register of Deeds. Signing this document will allow Wisconsin Public Service Corporation to install facilities on your property in the location described in the easement.

Please note that the Public Service Commission entitles you to a minimum of five days to examine the materials provided. However, you have the option to waive the five-day review period and sign and return the easement at any time.

*You will note that the documents **require** you to sign them in the presence of a **Notary Public**.* Please make the necessary arrangements to meet with a Notary Public in your vicinity and have the Notary sign the documents where indicated. All signatures and blanks filled in must be completed in **BLACK INK** to be accepted by the Register of Deeds for recording.

Please return one of the documents to me in the pre-paid envelope provided at your earliest convenience. The second document is for your records. Installation cannot be scheduled until the completed document has been received.

Please contact me if you have any questions regarding the easement. Please refer to Work Request **WMIS-3432529**.

Erica Pomerening- Right of Way Agent
Wisconsin Public Service Corporation
920-433-4929
Erica.Pomerening@wisconsinpublicservice.com

Enclosed

Wisconsin Public Service Corporation | A subsidiary of the WEC Energy Group

3326179

Easement

THIS INDENTURE is made this _____ day of _____, _____, by and between **City of Stevens Point**, ("Grantor") and **WISCONSIN PUBLIC SERVICE CORPORATION**, a Wisconsin Corporation, along with its successors and assigns (collectively, "Grantee") for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor, owner of land, hereby grants and warrants to, Grantee, a permanent easement upon, within, beneath, over and across a part of Grantor's land hereinafter referred to as "easement area" more particularly described as follows:

**COPY FOR
YOUR RECORDS**

Part of Lot 1 of Certified Survey Map No. 11117 Recorded in the **Portage** County Register of Deeds Volume 51 of Certified Survey Maps on Page 97 as Document No. 840681; being part of the Southeast Quarter of the Southwest Quarter (SE 1/4 – SW 1/4) and the Northeast Quarter of the Northwest Quarter (NE 1/4 – NW 1/4) of Section **1**, Township **23 North**, Range **8 East**, **City of Stevens Point**, County of **Portage**, State of **Wisconsin**, more particularly described as follows:

Return to:
Wisconsin Public Service Corp.
Real Estate Dept.
P.O. Box 19001
Green Bay, WI 54307-9001

Tax Parcel Identification Number
(PIN)

281-23-0801340002

A 12 foot wide easement described as the **East 12 feet** of the above described Lot 1, Lying **West** of **Badger Ave.** as shown on the **attached Exhibit "A"**.

1. **Purpose: ELECTRIC UNDERGROUND and GAS** - The purpose of this easement is to construct, install, operate, maintain repair, replace and extend underground utility facilities, conduit and cables, electric pad-mounted transformers, manhole, electric pad-mounted vacuum fault interrupter, concrete slabs, power pedestals, riser equipment, terminals and markers, together with all necessary and appurtenant equipment under and above ground, as well as pipeline or pipelines with valves, tieovers, main laterals and service laterals, together with all necessary and appurtenant equipment under and above ground, including cathodic protection apparatus used for corrosion control, as deemed necessary by Grantee, for the transmission and distribution of electric energy, signals, television and telecommunications services; natural gas and all by-products thereof, or any liquids, gases, or substances which can or may be transported or distributed through a pipeline, including the customary growth and replacement thereof. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with Grantee's use of the easement area.
2. **Access:** Grantee shall have the right to enter on and across any of the Grantor's property outside of the easement area as may be reasonably necessary to gain access to the easement area and as may be reasonably necessary for the construction, installation, operation, maintenance, inspection, removal or replacement of the Grantee's facilities.

3. **Buildings or Other Structures:** Grantor agrees that no structures will be erected in the easement area or in such close proximity to Grantee's facilities as to create a violation of all applicable State of Wisconsin electric and gas codes or any amendments thereto.
4. **Elevation:** Grantor agrees that the elevation of the ground surface existing as of the date of the initial installation of Grantee's facilities within the easement area will not be altered by more than 4 inches without the written consent of Grantee.
5. **Restoration:** Grantee agrees to restore or cause to have restored Grantor's land, as nearly as is reasonably possible, to the condition existing prior to such entry by Grantee or its agents. This restoration, however, does not apply to any trees, bushes, branches or roots which may interfere with Grantee's use of the easement area.
6. **Exercise of Rights:** It is agreed that the complete exercise of the rights herein conveyed may be gradual and not fully exercised until sometime in the future, and that none of the rights herein granted shall be lost by non-use.
7. **Binding on Future Parties:** This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.
8. **Easement Review:** Grantor acknowledges receipt of materials which describe Grantor's rights and options in the easement negotiation process and furthermore acknowledges that Grantor has had at least 5 days to review this easement document *or* voluntarily waives the five day review period.

[REMAINDER OF PAGE LEFT BLANK]

WITNESS the hand and seal of the Grantor the day and year first above written

City of Stevens Point
Organization name

Sign Name
Print name & title

Sign Name
Print name & title

STATE)
OF)
COUNTY)
OF)

This instrument was acknowledged before me this _____ day of _____, _____, by the above-named _____ **City of Stevens Point**, to me known to be the Grantor(s) who executed the foregoing instrument on behalf of said Grantor(s) and acknowledged the same

Sign Name
Print Name

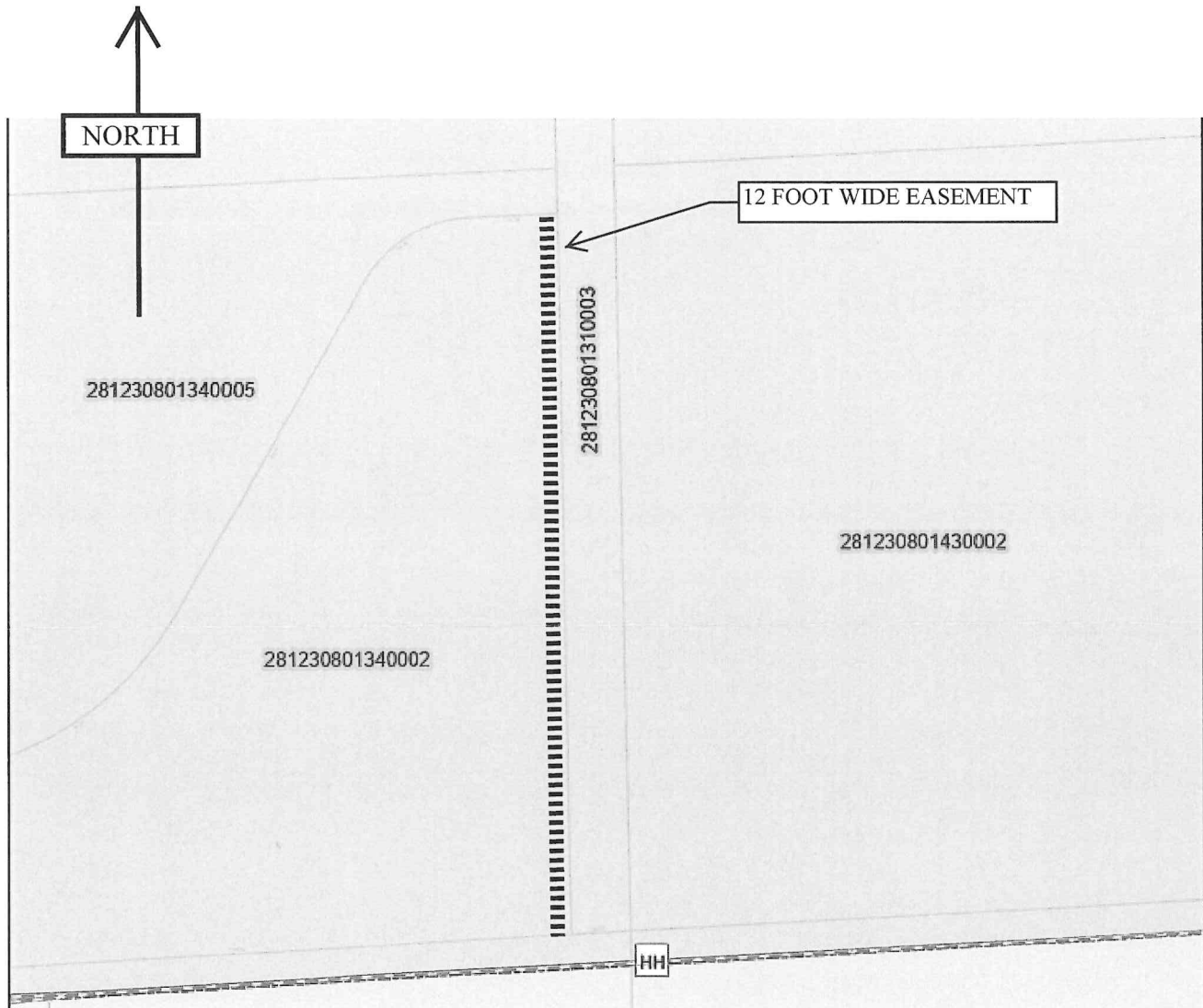
Notary Public, State of
My Commission expires:

This instrument drafted by: Erica Pomerening
Wisconsin Public Service Corporation

REMS Entity ID	WR Number	Document ID	REMS Formatted Number
1481294	WMIS-3432529	3326179	INT11-481-294

Exhibit "A"

Not to Scale - For Reference Only



Doc ID: 3326179

County: Portage

WR Number WMIS-3432529

Tax Parcel Number: 281-23-0801340002

Date: 11/1/2024

Community Development Report, July 2024

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees
Single Family	1	1109 Reserve St N	\$640,000.00	\$1,992.00
	1	2132 Madison St	\$300,000.00	\$1,163.00
Two-Family	N/A	N/A	N/A	N/A
Multi-Family	N/A	N/A	N/A	N/A
Commercial/Industrial	1	Storage Building #5 5001 Joerns Dr	\$124,000.00	\$882.00
	1	Family Health La Clinica 2501 Main St	\$11,868,178.00	\$7,292.64
	3	Tsunami Express Car Wash 5731 Highway 10 E	\$1,988,701.00	\$1,724.25

Additions or Alterations	# of Permits	Declared Valuation	Fees
Residential	106	\$1,050,625.21	\$7,064.43
Commercial	36	\$11,810,049.06	\$35,971.79

Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
149	\$27,781,553.27	\$56,090.11	839	\$54,579,076.77	\$201,031.20

2023	921	\$55,323,916.53	\$234,774.01
2022	956	\$70,547,038.64	\$285,228.64
2021	894	\$22,628,960.10	\$140,770.35

* Interior remodel for Eye Clinic of Wisconsin, approx. 2.3 mill.
* Addition to Ortho Molecular, approx. 7.4 mill.

Violation Report

Abandoned Vehicle on Property	2
Bulk Waste at Curb Early	39
Commercial Building Violation	2
Construction Work Without Permits	
Debris on Property	3
Exterior Violations on House	1
Illegal Pets or Livestock	
Infestation	
Interior Housing Violations	2
Native Lawn Plan	1 ++
Potholes	+
Property Encumbrance	
Public Works Violation	3 +
Snow & Ice Removal - Sidewalk	
Tall Grass or Noxious Weeds	29
Trash Containers Improperly Stored	
Vacant Building/Home	
Vehicle Parked on Grass	17
Vision Obstruction in Roadway or Intersection	6
Zoning Violations	1
Total Violations / Total Service Fees Billed	106 \$1,575
Voluntary Compliance Rate for Tagged/Verbal	27/38 71%

+ Referred to another department
++ Perpetual

Community Development Report, August 2024

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees
Single Family	1	1430 Torun Rd #333	\$81,900.00	\$683.00
	1	1430 Torun Rd #335	\$81,900.00	\$683.00
Two-Family	N/A	N/A	N/A	N/A
Multi-Family	N/A	N/A	N/A	N/A
Commercial/Industrial	N/A	N/A	N/A	N/A

Additions or Alterations	# of Permits	Declared Valuation	Fees
Residential	96	\$1,148,907.61	\$6,654.03
Commercial	30	\$1,153,762.00	\$10,657.60

Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
128	\$2,466,469.61	\$18,677.63	967	\$57,045,546.38	\$219,708.83

2023	1062	\$57,948,402.07	\$250,508.25
2022	1114	\$86,800,613.87	\$318,458.00
2021	1313	\$44,178,585.76	\$207,649.38

Violation Report

Abandoned Vehicle on Property	1
Bulk Waste at Curb Early	33
Commercial Building Violation	2
Construction Work Without Permits	2
Debris on Property	10
Exterior Violations on House	
Illegal Pets or Livestock	3
Infestation	
Interior Housing Violations	
Native Lawn Plan	1 ++
Potholes	+
Property Encumbrance	
Public Works Violation	3 +
Snow & Ice Removal - Sidewalk	
Tall Grass or Noxious Weeds	10
Trash Containers Improperly Stored	1
Vacant Building/Home	
Vehicle Parked on Grass	14
Vision Obstruction in Roadway or Intersection	4
Zoning Violations	5
Total Violations / Total Service Fees Billed	89 \$2,025
Voluntary Compliance Rate for Tagged/Verbal	24/32 75%

+ Referred to another department

++ Perpetual

Community Development Report, September 2024

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees
Single Family	N/A	N/A	N/A	N/A
Two-Family	N/A	N/A	N/A	N/A
Multi-Family	N/A	N/A	N/A	N/A
Commercial/Industrial	1	Wisconsin Public Service Control Building 3501 Whiting Ave	\$92,000.00	\$150.00

Additions or Alterations	# of Permits	Declared Valuation	Fees
Residential	94	\$1,016,219.68	\$6,607.18
Commercial	29	\$6,294,132.85	\$53,979.78

Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
124	\$7,402,352.53	\$60,736.96	1091	\$64,447,898.91	\$280,445.79

2023	1178	\$60,379,003.18	\$264,568.00
2022	1291	\$90,583,230.16	\$338,283.21
2021	1185	\$36,379,456.80	\$189,514.62

* Internal repairs to PC Health and Human Services building (BLD/PLB), approx 4.5 mill.

Violation Report

Abandoned Vehicle on Property	1
Bulk Waste at Curb Early	25
Commercial Building Violation	
Construction Work Without Permits	2
Debris on Property	10
Exterior Violations on House	2
Illegal Pets or Livestock	3
Infestation	
Interior Housing Violations	1
Native Lawn Plan	++
Potholes	+
Property Encumbrance	
Public Works Violation	2 +
Snow & Ice Removal - Sidewalk	
Tall Grass or Noxious Weeds	16
Trash Containers Improperly Stored	3
Vacant Building/Home	
Vehicle Parked on Grass	9
Vision Obstruction in Roadway or Intersection	4
Zoning Violations	1
Total Violations / Total Service Fees Billed	79 \$2,025
Voluntary Compliance Rate for Tagged/Verbal	18/24 75%

+ Referred to another department

++ Perpetual



DIRECTORS REPORT

To: City Plan Commission

From: Jarod Kivela, Director of Community Development

Date: November 26, 2024

RE: **Directors Report**

Development Updates

- **Portage County Business Park BID:** The Council approved an Implementation and Operational Plan for this BID during the November meeting.
- **Forest Creek Subdivision:** Notable progress on the utility and right-of-way infrastructure projects. Staff is working on how these lots will be marketed and hopes to have final sale numbers by the end of the year. There has been a fair amount of initial interest in these parcels that staff will work through before utilizing a real estate consultant to sell the rest.
- **TID 14:** After the full submission for this district was provided to the State, the Department of Revenue reached out to Ehlers and staff with a few errors that need correction. Staff will be working on an updated resolution that clarifies the expected closure date of this district as well as well as a slight adjustment to the boundary to fix a disconnection error. Both items are considered administrative corrections and will only need to go to the Joint Board of Review prior to the end of the year. Staff is working to set up that meeting and working in the background to update all necessary materials. The work on Badger Ave within this district has been completed. Lighting, hydroseeding, and other finishing items are being completed or have been completed already.
- **Shopko Site:** The site demolition has been completed and the hydroseed has turned into grass. Staff continues to work with potential developers on future projects for the site.
- **Opera House:** An official submittal and request for an extension was brought forward to the Finance Committee and Council. The Council approved an extension to the Development Agreement that provides until mid-2025 for the developer to solidify and submit state-approved plans to the city and EOY 2026 to gain final occupancy for the structure. Staff is currently working on a reimbursement for the façade grant for this project. Staff is working to get signatures and record the document at the Portage County Register of Deeds.

www.stevenspoint.com

Open Records Information: The City of Stevens Point is subject to Wisconsin Statutes relating to public records. Communication, such as this document, sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City communication should presume that the communications are subject to release upon request, and to state record retention requirements.

- **City Hall:** Representatives from Portage County provided a presentation at the last October meeting on their needs, desires, and plans for the structure at 1515 Strong's Ave. A request is being made for the city to relocate out of the current building so that the county can complete a necessary renovation/expansion. During the November Council meeting, the Council directed staff to begin evaluating a few options and complete necessary structural evaluation work. Information will be brought forward to the Council at a later meeting.
- **New multi-family development on Maria Drive:** A development agreement was approved during the November council meeting that allows a potential multi-family development to progress in planning and securing final financing. Approval of financial assistance by the City was critical as there was a financing gap present that would have stopped the project from progressing.
- **Airport Development:** Staff was able to meet with the Utilities Director and Airport Manager to discuss two potential development sites by the Stevens Point Airport. Staff will continue to evaluate each site and work to set up tools to market them.

General Department

- Community Development will require an LTE position for the inspection department due to a medical-related instance. Staff believes they have been able to identify an individual who has all of the necessary building inspector credentials for this temporary role. This individual will be here for a short time and on an as-needed basis. We expect a slight service disruption but will work with contractors and property owners to have as little of an impact as possible while remaining within our allocated budget.
 - 11/25/2024 Update: Our LTE inspector has been adapting well to the role. He is typically in the office on Mondays and Thursdays and has had quite a full schedule each day he is in. The inspector he is filling in for is working part-time and is on desk duty until further clearance is granted.
- The Director will be out of the office from December 6th to 14th. Departmental staffing will fluctuate during the last half of December as employees take time for the holidays.